

# **Medfield's Industrial Extensive District: Vision Statement and Zoning Recommendations**

July 2024



## ACKNOWLEDGEMENTS

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## INTRODUCTION

The Industrial Extensive District (IE District), currently zoned as the IE Zone in Medfield's bylaw (Figure 1), includes a mix of scales and uses, containing large, multi-tenant commercial facilities, standalone businesses on large parcels, and clusters of smaller-scale commercial facilities. With this mixture, the Town and Medfield's community struggle to clarify the economic purpose of this district. In 2023, the Town of Medfield's Select Board developed strategic town goals, one of which aims to "generate 10% of the Town's tax revenue from non-residential sources and/or the net gain on revenue positive housing." With the right planning and vision, the IE District has potential to become more productive for Medfield, aligning with the Select Board's goal for a stronger commercial tax base. With adaptable zoning and business friendly practices, the IE District can evolve to serve a key economic and social purpose for the Town and community.

The Town of Medfield worked with the Metropolitan Area Planning Council (MAPC) to create a vision for the IE District, using a community visioning process to develop a vision for the area. This final report reflects the vision statement and high-level zoning recommendations that resulted from this process. This report builds on the first deliverable that MAPC created for the Town, a memo describing existing conditions for the IE District, which is attached as an appendix to this report.

### Project Purpose

The Medfield Economic Development Vision project aimed to develop a vision with analysis and recommendations to enhance economic development activity, expand the commercial and industrial tax base, and grow the commercial and industrial uses within the town's Industrial-Extensive (IE) District. MAPC leveraged a community planning effort to create this vision, focusing on commercial and industrial uses. More specifically, MAPC focused on developing a vision statement and creating high-level zoning recommendations to help Medfield realize a shared vision for the district, reflecting community priorities. It is important to note that these recommendations do not include specific amendments to zoning language. On a top level, the recommendations identify zoning changes that are (a) necessary or beneficial to advancing the identified vision, (b) supportive of the expansion of the IE District's uses and users, and (c) supportive of the expansion of the Town's commercial and industrial tax base. These set the tone and template for Medfield to formally amend their zoning and transform their IE District.

### Project Process

The project involved a one-year process, starting in Summer 2023. The first task involved identifying the IE District's strengths, challenges, opportunities, and constraints. This analysis is reflected in an existing conditions memo that was published in Fall 2023 and incorporated into this report. This memo also involved interviewing key stakeholders with insight into the landscape of the IE District. Next, MAPC and the Town sought to understand community priorities through a community visioning process. This process involved two community visioning sessions. Input and feedback from these sessions guided the priorities emphasized in the vision statement and recommendations for the project.

### Project Area

The Town of Medfield is located approximately 25 miles southwest of Boston and approximately 30 miles north of Providence, Rhode Island. MAPC has characterized the town as an Established Suburb, a community type marked by owner-occupied single-family homes, scattered parcels of vacant developable



land, and a relatively stable population, where new growth takes the form of infill and some redevelopment.<sup>1</sup>

This project focused on Medfield's Industrial-Extensive (IE) District, with select analyses (in Appendix A) incorporating a 200-foot buffer around the IE District. The IE District is located along Route 27/North Meadows Road, between the swath of agriculturally zoned land at the town's western border and West Street. It anchors an industrial area supportive of a range of business types, such as industrial/warehouse, office, and more, as well as a Chapter 40B housing development.<sup>2</sup> The location of the IE District within the Town of Medfield is shown below (Figure 1).

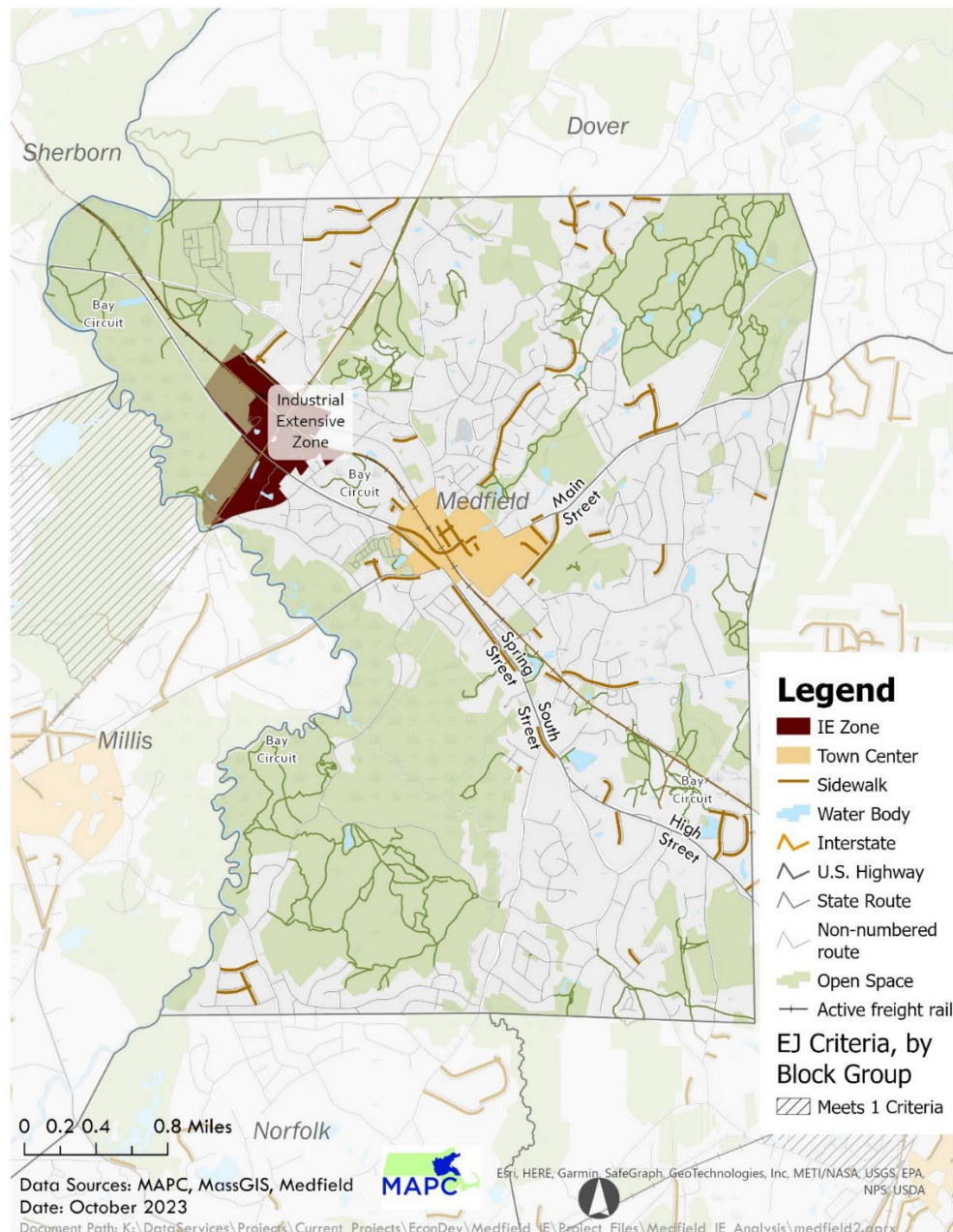


Figure 1: Industrial-Extensive (IE) District Context Map. Source: Metropolitan Area Planning Council (MAPC), 2023.

## UNDERSTANDING PRIORITIES FOR THE IE DISTRICT

### Previous Planning Processes and Stakeholder Interviews

Through the existing conditions analysis that was conducted in the first part of this planning process, MAPC reviewed key reports from previous planning efforts. These documents revealed several themes and trends occurring in Medfield, particularly citing a largely residential tax base, the need to accommodate an inter-generational population, and an extensive range of open space and natural resources. Importantly, they also indicated other areas that are crucial to economic development goals—Downtown, for example, was noted as a key economic and cultural core of the Town, with plans citing opportunities to increase its connectivity, vibrancy, and economic activity. The Medfield State Hospital (MSH) Strategic Reuse Master Plan (2018) identifies redevelopment opportunities for the campus, seeking to incorporate open space, culture, recreation, and other commercial amenities. The recommendations in this report were designed to have the IE District work within Medfield’s larger economic ecosystem, complementing and supplementing the planned activities in the Downtown and MSH areas.

The project team also conducted interviews with key stakeholders knowledgeable about IE District uses and conditions, such as business owners and/or property owners and real estate professionals. Interviews addressed themes including the advantages or disadvantages of conducting business in the IE district. Mentioned advantages included the availability of large facilities attractive to certain types of businesses; accessibility for and to customers (relative to Downtown traffic); lower rental rates than Downtown; and a supportive business community. Disadvantages included limited visibility for businesses; limited accessibility and/or appeal to cyclists and pedestrians; and less competitive highway access.

The findings from these planning documents and stakeholder interviews are further described in the Existing Conditions Memo, attached as an appendix to this report.

### Priorities Identified from Community Visioning Process

A key part of this plan is to ensure the vision and recommendations for the IE District are rooted in community priorities. In this context, the definition of “community” includes those who currently live, work, or own property or businesses in the IE District, as well as residents and workers adjacent to the IE District and across town. Engaging with these different groups helped MAPC collectively understand what the community prioritizes for future development of the IE District, and how that aligns with the evolution of Medfield holistically. To gauge these priorities, an iterative process was designed with two “community visioning sessions”, each followed by online surveys. The first session focused on broadly brainstorming how the IE District should evolve to support heightened economic activity, as the community considered the types of businesses or amenities they would like to see in Medfield’s IE District. Using input from the first session, MAPC drafted a vision statement and high-level recommendations for the Town and community to review in a second session, eliciting more technical and concrete feedback. These sessions, combined with priorities articulated in stakeholder interviews and previous plans and studies, help MAPC and the Town ultimately understand what Medfield’s communities prioritize and envision for the IE District.

#### *Community Visioning Session and Follow Up Survey #1*

MAPC and the Town held the first community visioning session in-person at the Public Safety Building in Medfield, on December 4<sup>th</sup> from 6-7:30pm. This session welcomed 29 participants, introducing them to the project’s goals and progress. At this point, MAPC had conducted and published its Existing Conditions Memo, reflecting an analysis of current social, economic, and zoning conditions in the IE District. MAPC had also identified priorities from previous and ongoing planning efforts, as well as stakeholder interviews with business and property owners, prior to this meeting. To build on this existing knowledge with community

input, MAPC gave each table handouts with questions for participants to discuss and answer, using sticky dots (Figure 2). Following this session, an online survey with the same questions was shared for distribution and garnered an additional 78 responses, giving MAPC a little over 100 responses to assess. Participants mostly related to the IE District as a general resident of Medfield (Figure 3). For both the survey and session, participants were able to select multiple choices.

**Medfield Economic Development Vision: Community Visioning Session**

**1 What words capture your vision for the IE district?**

Please your sticky dot below the relevant response(s) to indicate your selection!

Local employment center

Bikeable and walkable area

Dynamic mixed-use area

Arts and culture hub

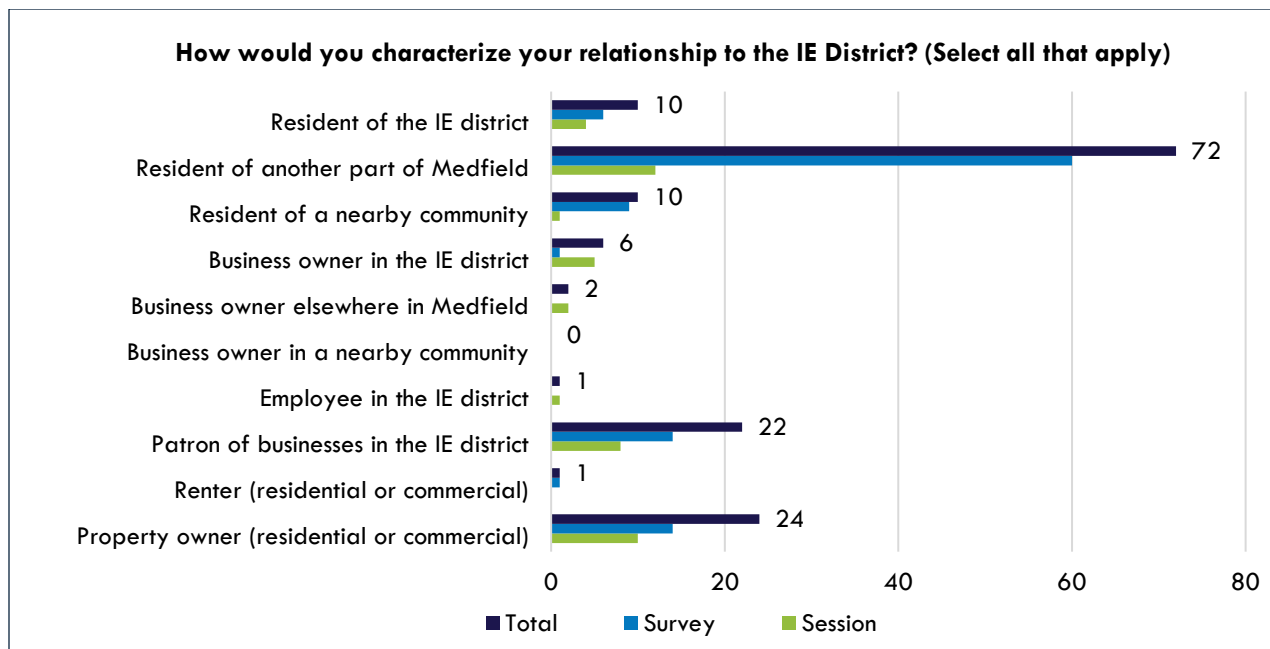
Recreation destination

Concentration of commercial services

Other:

Write your answer on a post-it note and place it below to add your answer!

Figure 2: Example of Handout



*Figure 3: Relationship of Participants to Medfield*

The following charts collectively describe the responses from the session and survey participants. To better understand how Medfield's community felt about the current state of the IE District, MAPC asked participants the following questions:

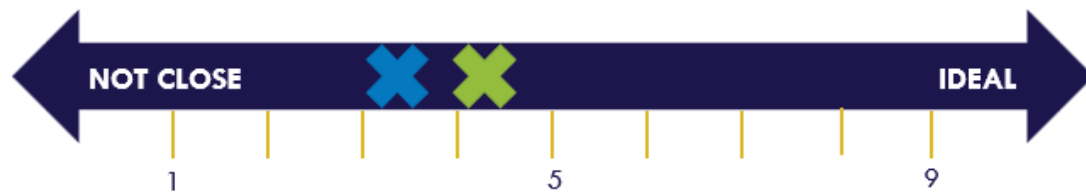
- How close is the IE District to your ideal vision?
- What is currently missing from the IE District?

As Figure 4 and Figure 5 indicate, the IE District in its current state is not close to what community members would ideally like to see in the district. Large shares of respondents noted that the IE District lacks a variety of businesses and services, along with vibrancy and a range of fun things to do. Responses also indicate that the community agrees the IE District isn't substantially contributing to the commercial tax revenue.



#### 4. How close is the IE district to your ideal vision?

*Indicates scale of desired transformation*



Survey Session\*

\*Estimated based on sticky dot placements

Figure 4: How close is the IE district to your ideal vision?

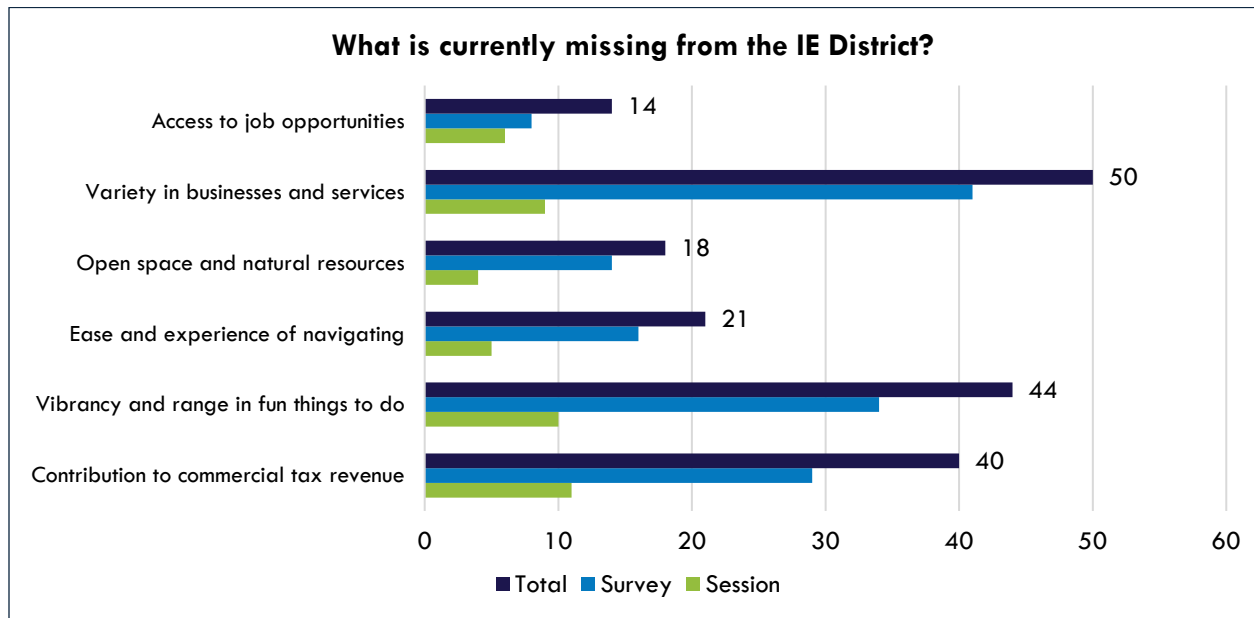


Figure 5: What is currently missing from the IE District?

To further understand what participants envisioned as an ideal IE District, MAPC also asked...

- What words capture your vision for the IE District?
- What features are most important to your vision for the IE District?
- What specific uses would you like to see more of in the IE District?

Responses to these questions indicated a desire to develop a dynamic mix of uses in the district (Figure 6), with arts, entertainment, and recreation; food and other services; and wholesale and retail trade standing out as uses that participants wanted to see more of in the district (Figure 7). These insights align with the notion that the IE District is lacking in a variety of businesses and services, which is again emphasized when asked about important features for the district (Figure 8).

Notably, a sizeable share of participants also envisioned the district as a “concentration of commercial services”, “bikeable and walkable area”, and “recreation destination”, in response to the question in Figure 6.

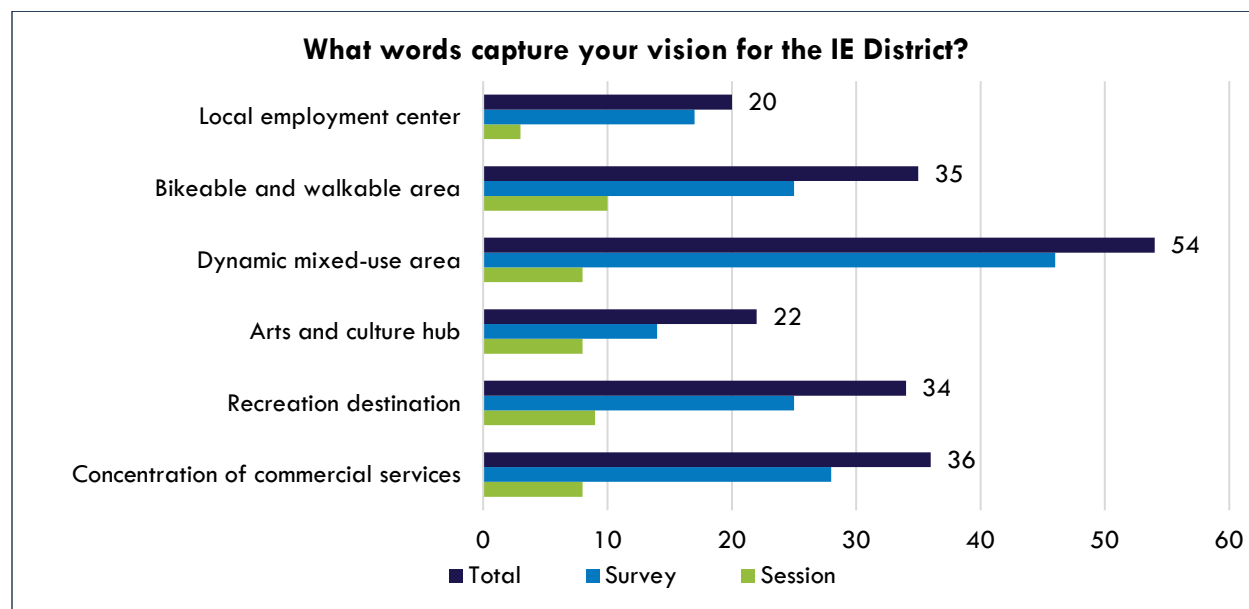


Figure 6: What words capture your vision for the IE District?

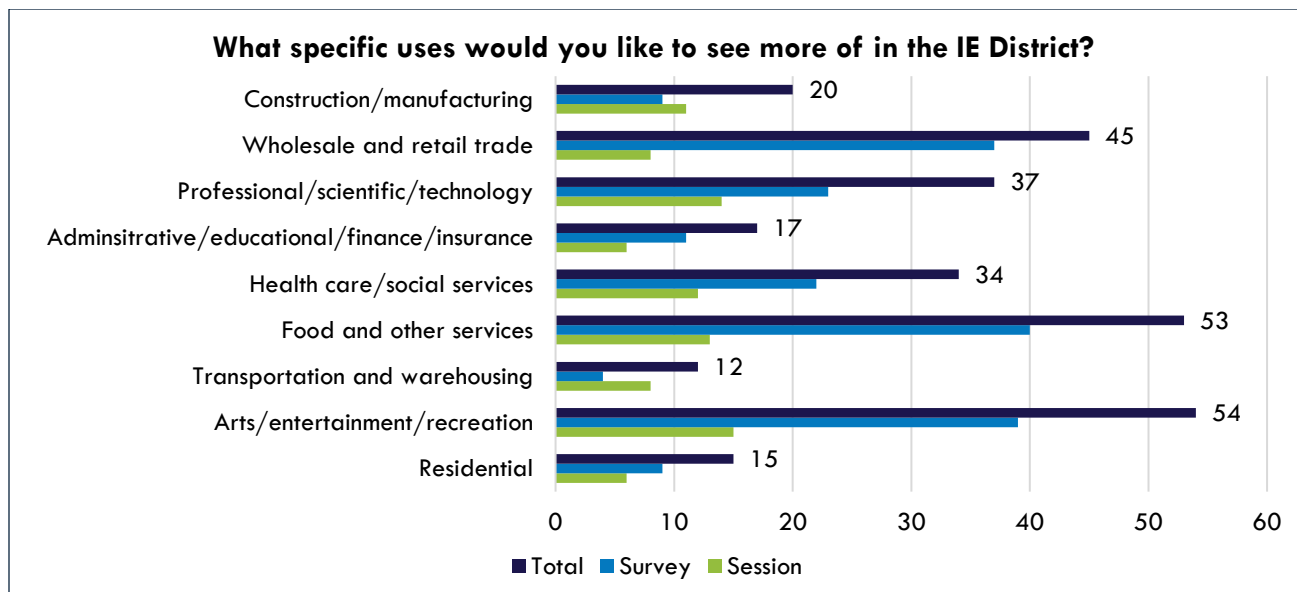


Figure 7: What specific uses would you like to see more of in the IE District?

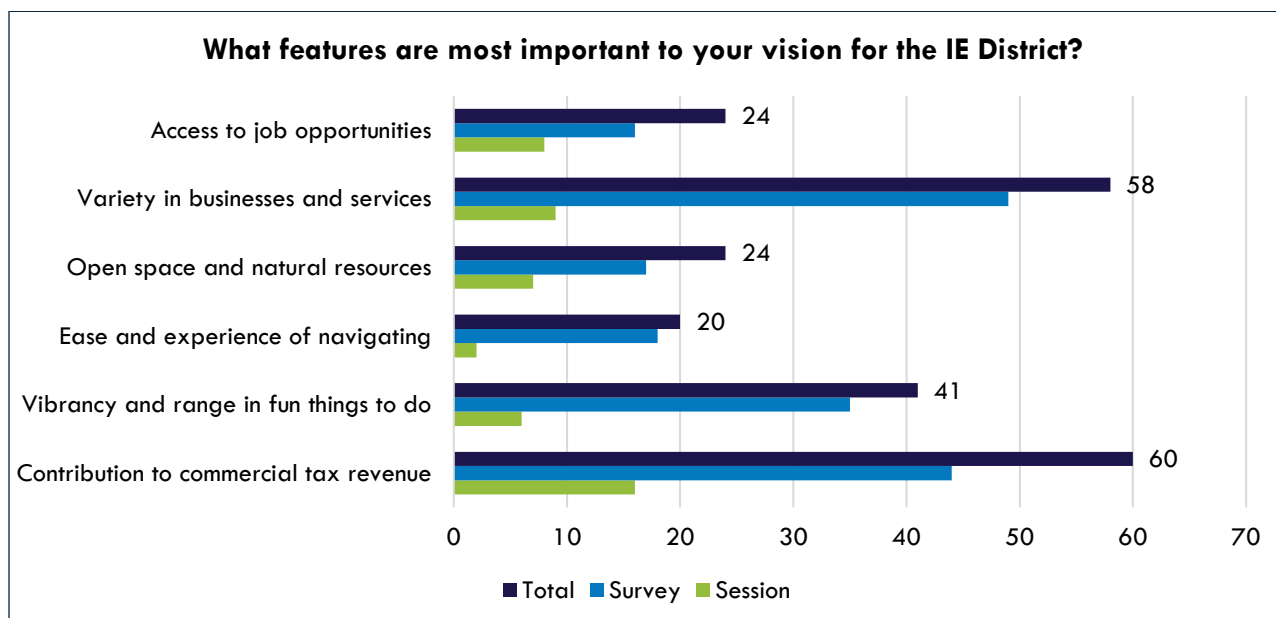


Figure 8: What features are most important to your vision for the IE District?

MAPC lastly asked participants about building/site characteristics and physical design within the IE District:

- How closely aligned are current building/site characteristics with your vision for the IE District?
- What types of design guidelines could help support your vision for the IE District?

In response to the first question (Figure 9), both survey and session participants seemed to judge general setbacks from streets in the IE District as somewhat closer to ideal than not ideal. Survey respondents judged the general heights and densities of buildings in the IE District as somewhat closer to ideal than session participants, who were more neutral.

In many industrial areas, wider setbacks might generally be preferred to accommodate for machinery or truck traffic. Buildings in industrial areas tend to limit building height and density, accounting for the nature of the work. Conversely, smaller setbacks in districts with mixed uses or lighter industrial uses might help create a more cohesive sense of place for those visiting, working, or living in those districts. Such districts tend to benefit from more building height and density. MAPC and the Town discussed how the vision of uses for the IE District should ultimately guide regulations on building and site characteristics, informing our recommendations later in this report.



Figure 9: How closely aligned are current building/site characteristics with your vision for the IE District?

When asked about the type of design guidelines that would support their vision for the IE District (Figure 10), community members generally noted the appearance of building facades and features, as well as improvements to pedestrian and bicycle networks.

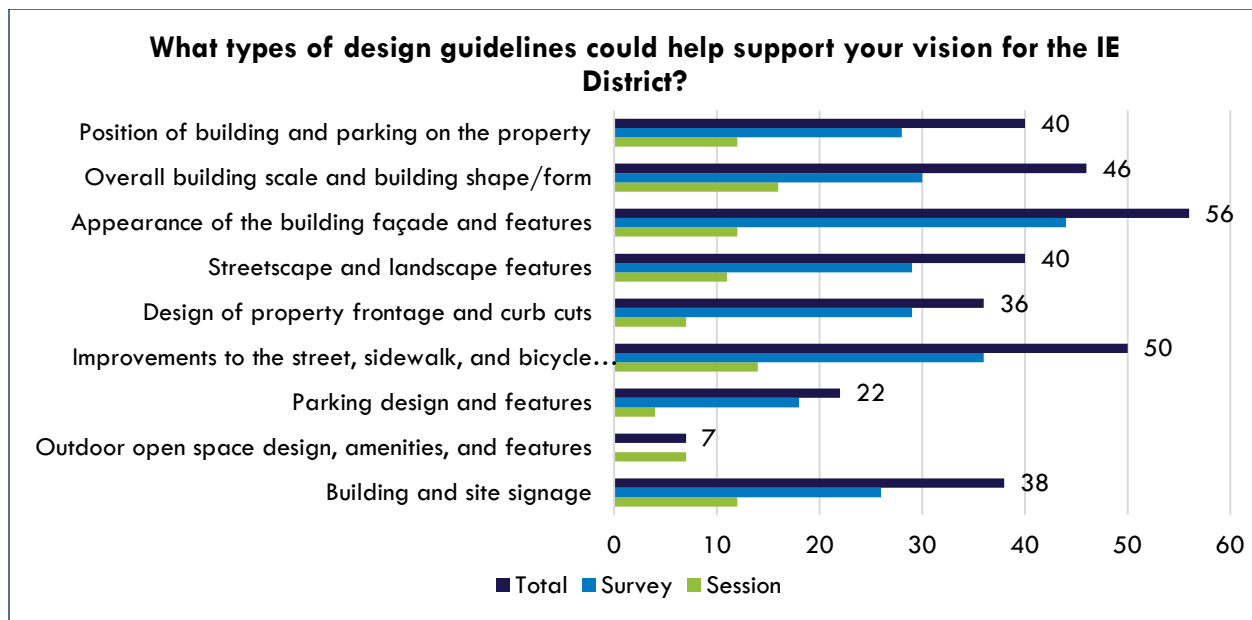


Figure 10: What types of design guidelines could help support your vision for the IE District?

#### Community Visioning Session and Follow Up Survey #2

MAPC and the Town held the second community visioning session virtually, on March 27, 2024, from 7-9:30pm. This session welcomed 30 registrants to this presentation and feedback session. MAPC presented findings from the first round of project visioning activities and solicited feedback on a draft vision statement and supporting high-level recommendations. MAPC drafted the vision statement and recommendations in response to input from the first session and survey, and in collaboration with the Town.

As MAPC and the Town synthesized and discussed responses from the first visioning session, it was noted that community members generally echo desires for arts/entertainment/recreational opportunities and greater business variety across Medfield—in other words, these responses might reflect what community members want to see in Medfield overall, rather than in a specific district. Through these conversations, the project team started to consider how the IE District can work in tandem with other areas (like Downtown or the Medfield State Hospital area) to achieve the holistic vision of Medfield as outlined in previous planning documents. With this in mind, participants in the second visioning session suggested MAPC and the Town be intentional about the mix of uses encouraged in the IE District. Other comments noted how new uses in the IE District could “modernize” the area and promote business growth, but that they should still be conducive to an industrial area.

After discussing responses from the first visioning session, MAPC presented five draft recommendations and a draft vision statement for immediate feedback. The first three recommendations presented changes to zoning and permitting, which would help achieve the uses and building/site characteristics envisioned. The next two recommendations were exploratory, focusing on bike and pedestrian safety and amenities:

- Recommendation 4: Implement bike and pedestrian safety improvements in alignment with the Town of Medfield’s Department of Public Works (DPW)-identified priority locations.
- Recommendation 5: Explore the potential to enhance and/or extend existing bike and pedestrian amenities.

Achieving the fourth and fifth recommendations, as listed above, would require more strategy and coordination with DPW, which made those items suitable as long-term, exploratory ideas. Through



conversation at the second community session, MAPC and the Town ultimately agreed that these recommendations, particularly around safety, are crucial to the development of the IE District but might fall out of the scope of this project, which is largely focused on zoning and permitting recommendations. However, the importance of having the IE District be safe and accessible, a concern that was largely voiced throughout the community visioning process, was noted in the final vision statement for the district. MAPC encourages the Town to further explore these strategies, as they make sense for this district and/or community at large.

MAPC and the Town also discussed how channeling the demand for biking and outdoor recreational amenities into other parts of Medfield might be more appropriate. For example, the Town noted that a significant portion of Medfield exists as open space—this presents an opportunity to promote existing recreational activities across Medfield, taking advantage of the ample open space already available to the community.

After the second community visioning session, MAPC and the Town sent out an online follow-up survey. This survey incorporated the same drafts of a vision statement and recommendations, to collect more community feedback. The survey garnered 56 responses.

It also asked community members to rank ten uses for the district. This gave a better sense of what the community *prioritized*, with a particular focus on commercial uses. In the first community visioning session and survey, community members could select several uses they wanted to see in the IE District. With this ranking exercise, MAPC and the Town could prioritize intentional, select uses to achieve the goals of greater commercial variety, greater contribution to commercial tax base, modernization, and business growth. The results of this exercise are summarized in Figure 11. Around 70-80% of respondents prioritized research and development and suitable food and drink establishments, ranking these within their top five preferred uses for the district. Approximately 50-69% of respondents prioritized wholesale trade; manufacturing and fabrication; select retail uses; offices; and flex space.

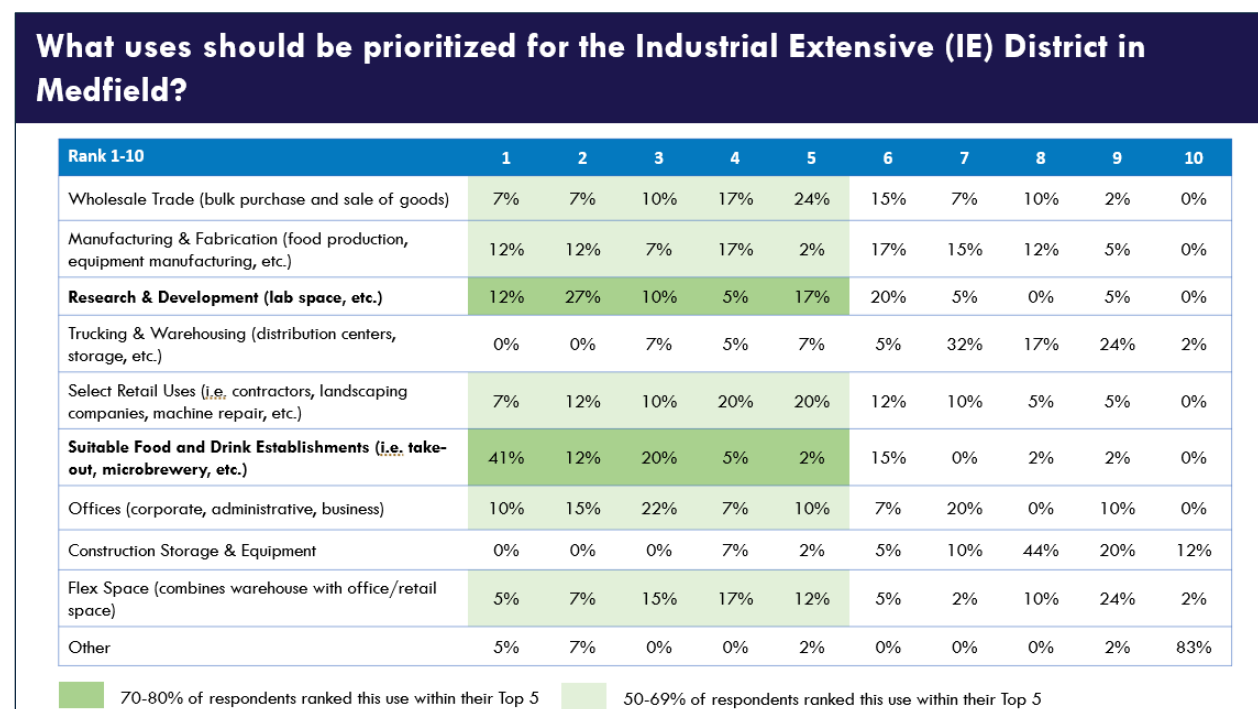


Figure 11: What uses should be prioritized for the IE District?

## VISION STATEMENT

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The Industrial-Extensive (IE) District will play a strategic role in achieving Medfield's broader economic development aims, working in tandem with other local hubs of economic activity as complementary parts of a whole. Specifically, the IE District will serve as an employment base in Medfield, creating attractive and accessible job opportunities for the Town and the region.

The IE District will reflect a vibrant mix of industrial, light industrial, and commercial uses, intentionally co-located to create a cohesive and connected sense of place for employees, patrons, and residents. Industrial and light industrial uses will respond to modern-day economic needs of the Town and region, supporting small- to medium-sized manufacturing businesses and research and development (R&D) activities in emerging and creative sectors. Commercial activity in the IE District will leverage the area's innate strengths and adapt to local market preferences.

Employees and residents will also benefit from a unique confluence of food and drink amenities, as well as other artisanal and recreational activities, that are well-suited to the building characteristics of the IE District and supplement the vibrant activity in Medfield's other commercial districts.

Medfield residents, employees, and businesses will be able to easily access the IE District, as the Town works with various stakeholders to develop safer and well-connected streets with sidewalks, within the IE District and across the Town generally.

Supported by these features, the IE District will ultimately play a key role in the generation of heightened commercial tax revenue and the consequent greater diversification of the tax base.

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This final vision statement is based on the iterative community visioning process, reflecting the key goals and community insights, as discussed above. This statement illustrates a desired future state for the IE District and should guide future decision-making of planning efforts that pertain to the district. This vision statement was presented to the Select Board in May.<sup>3</sup>

## RECOMMENDATIONS

MAPC and the Town have developed three key recommendations to advance the vision statement, as articulated above. They reflect key community goals identified in the community visioning process, building on community desires for accessibility, vibrancy, business and commercial variety, and economic productivity. They additionally respond to the goals and supporting actions listed in Medfield's Townwide Master Plan (2020) to encourage economic activity: (1) "diversify the tax base" and (2) "become more business friendly". The first two recommendations focus on updating the zoning bylaw, allowing for a more economically productive district and taking into account the community's desire for more variety, while the third recommendation promotes permitting efficiency and business friendly practices. This chapter briefly describes each of the three recommendations. These recommendations were also presented to the Select Board in May and received general support.<sup>4</sup>

### Recommendation #1: Reflect Priority Uses in the Zoning

Throughout the community visioning process, Medfield community members actively discussed what kind of uses they wanted to see in the IE District. In the first visioning session and survey, a decent majority of participants voted to see more arts, entertainment, and recreation; food and other services; and wholesale and retail trade incorporated into the district. In the second visioning session and survey, participants prioritized uses like research & development and suitable food & drink establishments. MAPC and the Town agreed that to meet demand for these uses, some of them should be incorporated into the IE District, while others would be more apt for Downtown or the reuse of the Medfield State Hospital campus.

As a result, **this report's first recommendation is to update the Town of Medfield Zoning Bylaw Table of Use Regulations to reflect priority uses.** The Town should update the Table of Use Regulations to ensure the community's priority commercial and industrial uses are permitted by right or by right with site plan review, while removing the less desired uses from the same lists. The Table of Use Regulations should also be updated to reflect additional detail, clarification, or sub-categories of priority uses, including existing and unreferenced or emerging business types. These changes would allow for more flexibility in future investment in the district. Priority commercial and industrial uses would include manufacturing, light manufacturing, research and development, artisan production, food production and establishments, and other services (see Table 1 for examples and additional detail).

Table 1: Priority Uses (not comprehensive)

Priority Uses	Examples/Additional Detail
Light manufacturing	Less intensive processing, fabricating, or assembling of raw materials or semi-finished goods into finished products—produces little to no emissions and noise that would otherwise disturb nearby landowners, and it does not use or produce dangerous/hazardous materials
Artisan production	apparel manufacturing, woodworking, or other hand-produced low quantity production of consumer products
Food production	Includes breweries, confectionary manufacturing, etc.
Creative studio space	For artists, filmmakers, and other creative industries
Research and Development (requires site plan approval)	Labs, product development, prototype manufacturing, makerspaces for innovation
Manufacturing/Fabrication (requires site plan approval)	Subcategories could include green/clean manufacturing and advanced manufacturing

Establishments selling food and drink (requires site plan approval)	Current zoning specifies for home preparation and consumption or for on-premises consumption.
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This recommendation aligns with the Master Plan's (2020) goal to "encourage economic activity" and key recommendations to "review, revise, and update the zoning by-law". This recommendation also addresses the Medfield Zoning Diagnostic Report's (2022) comments on the bylaw's requirement of a special permit for many uses, with as-of-right uses often triggering site plan approval.<sup>5</sup>

While this report does not specify amendments to zoning language, MAPC drafts below what a new Table of Use Regulations might include or modify. The table below shows uses that should be permitted by right; by right with site plan approval; with special permit; or not permitted. Key changes are highlighted and bolded in **blue**.

In the following table, symbols shall mean:

- YES A use is permitted by right in the district
- PB A use which is permitted by right in the district but requires site plan approval from the Planning Board in accordance with Article 14.
- SP A use which may be permitted in the district by a special permit from the Board of Appeals in accordance with Article 14.
- NO A use which is not permitted in the district.

Table 2: Current and Proposed Table of Use Regulations (for IE District Only)

Use	IE (Current)	IE (Proposed)
<b>Residential</b>		
One-family dwelling	NO	NO
Accessory dwelling unit in single-family dwelling	NO	NO
Two-family dwelling	NO	NO
Family apartment	NO	NO
Conversion of one-family dwelling to two-family dwelling or a new two-family dwelling	NO	NO
Conversion of one-family dwelling to two-family dwelling or a new two-family dwelling (lot coverage is $\geq 15\%$ )	NO	NO
Alteration of two- or multi-family dwelling	NO	NO
Multi-family dwelling, including public housing for the elderly	NO	NO
Multi-family dwelling, including public housing for the elderly in the USSOD	NO	NO
Open space residential development	NO	NO
Accessory building or structure such as tool shed, boat house, shelter for domestic pets, private greenhouse, private swimming pool and private detached garage for up to three noncommercial vehicles	NO	NO
Wall, fence, hedge or similar enclosure (six-foot maximum height)	YES	YES
Storage only of a camper, trailer, house trailer or boat within the zoning district setbacks	YES	YES
Trailers	SP	SP
Travel trailers or mobile homes	SP	SP
<b>Public, Semi-Public/Institutional</b>		
Church or other religious use	PB	PB

Public or nonprofit educational uses	PB	PB
Community facility for the distribution of food and necessities	PB	PB
Nonprofit recreational facility, such as a YMCA, not including a membership club	PB	PB
Recreational activities*	NO	
<b>Indoor recreational activities</b>		<b>PB</b>
<b>Outdoor recreational activities</b>		<b>NO</b>
Camp	SP	SP
Town cemetery, including any crematory	SP	SP
Historical association or society	SP	SP
Hospital, convalescent, nursing home, hospice, continuing care, or assisted living facility	SP	SP
Library, museum, or nonprofit art gallery	YES	YES
Veterinary hospital in which all animals are in completely enclosed structures at least 200 feet from any property line	SP	SP
Licensed day-care facility for the day care of:		
a. six or fewer children	SP	SP
b. More than six children		
Municipal use	PB	PB
<b>Agricultural: The following regulations apply to parcels as provided in MGL c. 40A, § 3</b>		
Agriculture, horticulture and floriculture, not including a greenhouse or stand for retail sale	YES	YES
Greenhouse or farm stand for wholesale and retail sale of agricultural and farm products or products related to greenhouse business, such as peat or insecticides	PB	PB
Raising livestock, including horses, and the keeping of poultry, cattle or other domesticated animals used for food purposes, and bees	NO	NO
Commercial stables and/or boarding of animals	SP	<b>NO</b>
Growing of crops and conservation of water plants and wildlife	YES	YES
Noncommercial forestry and growing of all vegetation	YES	YES
<b>Commercial/Business</b>		
<b>Creative studio space for artists and filmmakers</b>		<b>YES</b>
Retail stores, including hardware, markets and similar stores, whose sale is not otherwise regulated in this use table	PB	<b>YES</b>
Establishments primarily selling food and drink for home preparation and consumption or for on-premises consumption (neither drive-throughs nor takeout windows are permitted in connection with this use)	SP	<b>PB</b>
Food trucks/mobile food vendors	PB	PB
Sales by vending machines	YES	YES
Establishments selling new automobiles or new and used automobiles and trucks, new automobile tires and other accessories, aircraft, boats, motorcycles and household trailers	SP	SP
Hotels and motels	SP	<b>NO</b>
Trailer camp	NO	NO
Lodging house	NO	NO
Personal service establishments such as salons, grooming, personal care, and similar services	PB	PB
Tattoo parlors/body piercing/fortune teller establishments	SP	SP
Funeral home or mortuary establishment	PB	<b>SP</b>



Hospice or nursing homes, convalescent and assisted-living facilities and medical and dental offices	SP	SP
Medical marijuana dispensary (as defined by MGL)	SP	SP
Non-medical marijuana establishments	NO	NO
Adult-only retail tobacco and/or vape store	NO	NO
Membership club	NO	NO
Miscellaneous business offices and services, <b>including flex and co-working spaces</b> (excluding pawn brokering)	PB	<b>YES</b>
Home occupation	NO	NO
Motor vehicle filling station	NO	NO
Automotive repair, automobile services and garages (not including a junkyard or automotive graveyard)	SP	SP
Automotive graveyard or other junkyard	NO	NO
Miscellaneous repair service such as home electronics equipment, appliance and furniture repair	PB	<b>YES</b>
Indoor motion-picture establishment	SP	SP
Outdoor motion-picture establishment	NO	<b>SP</b>
Amusement and recreation services	SP	SP
Commercial communications and television towers		
Personal wireless communications facilities		
Airfield or landing area for fixed wing aircraft	NO	NO
Helicopter landing area	SP	SP
Commercial parking lot or structure	NO	NO
Planned business development	NO	<b>SP</b>
Small engine repair (lawnmowers, etc.)	SP	SP
Commercial or membership recreational (athletic, health, tennis, and/or swimming) facility	SP	SP
Community residences for rehabilitation of mentally and physically handicapped	NO	NO
Parking of commercial vehicles of greater than GVW of 10,000 pounds	YES	YES
Adult uses		
Bed-and-breakfast	NO	NO
Solar energy systems		
<b>Wholesale and Manufacturing</b>		
<b>Light Manufacturing</b>		<b>YES</b>
<b>Artisan production</b>		<b>YES</b>
<b>Food production</b>		<b>YES</b>
Mining and quarrying	NO	NO
Storage of construction supplies and construction equipment	SP	SP
Manufacturing/Fabrication	SP	<b>PB</b>
Research and development	SP	<b>PB</b>
Trucking service and warehousing	PB	PB
Printing and publishing	PB	PB
Wholesale trade	PB	PB
Earth removal, transfer or storage		
Parking of commercial vehicles of greater than GVW of 10,000 pounds	YES	YES
Recycling facility	SP	SP
Low-level radioactive waste disposal facility	NO	NO

*\*Right now, the Table of Use Regulations only states “Recreational activities”, without further specification. MAPC and the Town discussed separating this category into indoor recreational activities (which would be permitted in the IE District by right with site plan approval from the Planning Board) and outdoor recreational activities (which would not be permitted in the IE District). MAPC recommends providing further detail or examples of these categories, if incorporated into Table of Use Regulations.*

## **Recommendation #2: Update Dimensional Regulations**

The Town should update the Zoning Bylaw’s area, height, and bulk regulations to anticipate and reflect priority uses for the IE District and support a cohesive look and feel for the area. These suggested updates align dimensional regulations with the physical attributes of the priority commercial and industrial uses outlined in Recommendation 1, facilitating their presence and growth within the IE district. This strategy similarly aligns with the Master Plan’s goal to “encourage economic activity” and key recommendation to “review, revise and update the zoning by-law.”<sup>6</sup>

This recommendation focuses on updating the Table of Area Regulations, which include minimum lot and minimum yard/setback requirements, and the Table of Height and Bulk Regulations, which include maximum height (measured in feet and number of stories) and maximum floor area ratio (FAR) for buildings. Below, Figure 12 defines these dimensional terms and Figure 13 helps illustrate how some of these dimensions currently look in the IE District, focusing on the site of the Electric Time Company building in the district. The proposed changes are summarized in the charts below, showing comparisons to other industrial districts that incorporate a similar vision.

## Key Terms

**Floor Area Ratio (FAR):** “The ratio of the net floor area of the principal building to the total lot area.”

**Frontage:** “A continuous portion of a side line of one street between the side lines of a lot which provides primary and actual vehicular and pedestrian access from said street to the principal use of a lot; said access must also be both objectively safe and practical.”

**Height:** “The vertical distance...between the highest point of the roof and the average elevation of the naturally existing grade...prior to any excavation, leveling, grading, or filling at the building foundation.”

**Lot:** “An area or parcel of land in the same ownership, or any part thereof designated by its owner or owners as a separate lot, which is bounded by front, side and rear lot lines.”

**Yard:** “A portion of a lot, other than a court, on the same lot as the principal building, unobstructed artificially from the ground to the sky, except as otherwise provided herein.”

Source: Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning.

Figure 12: Key Dimensional Terms

## Applying Key Terms

**Lot Size:** ~4 acres, or 173,071 sf  
**Building Area:** 46,350 ft<sup>2</sup>  
**FAR** = (46,350/173,071) = 0.27



Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>; Town of Medfield, Property Assessment Data, 2023.

Figure 13: Visuals of the Electric Time Company building site, with dimensions measures

### Minimum Lot Requirements

Lot requirements define the characteristics of a lot that are required for the subdivision of a lot or for a lot to be considered in conformance with zoning requirements. In the IE District currently, the minimum a lot's area can measure is 40,000 square feet. The frontage, width and depth of a lot must measure at a minimum of 200 feet each. MAPC generally recommends reducing these minimums to allow for more building flexibility on sites in the IE District. This allows for newer priority uses to enter and gives developers flexibility in future redevelopment. MAPC proposes to reduce the minimum lot area to 10,000 square feet and the minimum frontage, width, and depth to 100 feet each, roughly aligning with similar counterparts in other towns (Table 3).

Table 3: Minimum Lot Requirements (as listed in Table of Area Regulations)

	Current IE	Norwood Space Center Mixed Use Overlay District	Needham Industrial Districts	MAPC-proposed Stoughton Industrial District	MAPC-proposed Winchester Light Industrial District	BI District in Medfield	Proposed IE
Area (square feet)	40,000	10,000	10,000	54,450	10,000	10,000	10,000
Frontage (feet)	200	50	80	100	30	60	100

Width (feet)	200	50		125	30	60	100
Depth (feet)	200			100		60	100

#### Minimum Yard/Setback Requirements

In the IE District currently, minimum front, side, and rear yard requirements measure 25 feet each. MAPC recommends keeping the minimum front yard requirement as 25 feet, which seems reasonable for commercial uses like retail and food establishments co-located with industrial and light manufacturing uses. This is also consistent with similarly envisioned industrial districts, as described in Table 4. MAPC recommends reducing the minimum side and rear yards to 10 feet within the IE District, except for properties abutting residential districts. Such properties would maintain a minimum of 25 feet for side and rear yards. The reduced side and rear yard minimums create an adequate but flexible buffer for priority commercial and industrial uses.

Table 4: Minimum Yard/Setback Requirements (as listed in Table of Area Regulations)

		Current IE	Norwood Space Center Mixed Use Overlay District	Needham Industrial Districts	MAPC-proposed Stoughton Industrial District	MAPC-proposed Winchester Light Industrial District	BI District in Medfield	Proposed IE
Yards	Front (feet)	25	20	10 for lots prior to 1952, 20 for all other lots	25	5 min to 15 max (25 if adjacent to res. district)	25	25
	Side (feet)	25	30	50 if adjoining residential district	20	10 (25 if adjacent to res. district)	12	10 (25 if adjacent to residential districts)
	Rear (feet)	25	30		30	10 (25 if adjacent to res. district)	12	10 (25 if adjacent to residential districts)

## Maximum Building Height

In the IE District currently, the maximum height for a building is 35 feet and 2 stories. Such heights are appropriate for industrial uses but to build in flexibility for newer priority uses that might enter the district, MAPC recommends modestly increasing the maximum height to 40 feet and 4 stories. It should be noted that 40-foot buildings typically produce 3 stories at most, which would still be apt for the IE District and its priority uses.

Table 5: Maximum height (as listed in Table of Height and Bulk Regulations)

	Current IE	Norwood Space Center Mixed Use Overlay District	Needham Industrial Districts	MAPC-proposed Stoughton Industrial Zoning	MAPC-proposed Winchester Light Industrial District	BI District in Medfield	Proposed IE
Maximum Height (feet)	35	60	40	40 (50 ft with 5 stories by special permit)	45	30	40
Permitted Height (stories)	2		3	4 (5 stories with 50 ft by special permit)	3	2	4

## Maximum FAR, Maximum Lot Coverage, and Multifamily Dwelling Minimum Unit Floor Area

FAR and lot coverage determine building density on a lot and can greatly impact financial feasibility of development or redevelopment. To build in flexibility for new priority uses that might emerge in the future, MAPC recommends slightly increasing the maximum FAR, inclusive of accessory buildings, from 0.5 to 1.0. The increase accommodates for prioritized future uses while remaining appropriate for the density needs of industrial and light industrial uses. MAPC recommends keeping the maximum lot coverage at 90%, giving flexibility to larger industrial uses with hardscape needs, if needed. Multifamily dwelling minimum unit floor area does not apply to the IE District, as it is a prohibited use. MAPC recommends this use remain as not permitted.



Table 6: Maximum Floor Area Ratio, Maximum Lot Coverage, and Multifamily Dwelling Minimum Unit Floor Area (as listed in Table of Height and Bulk Regulations)

	Current IE	Norwood Space Center Mixed Use Overlay District	Needham Industrial Districts	MAPC-proposed Stoughton Industrial Zoning	MAPC-proposed Winchester Light Industrial District	BI District in Medfield	Proposed IE
Max Floor Area Ratio Including Accessory Buildings	0.50	No max FAR			1.0	0.75	1.0
Maximum Lot Coverage	90%	80%	60%	60%		90%	90%
Multifamily Dwelling Minimum Unit Floor Area	Not permitted					Not permitted	Not permitted

### Recommendation #3: Support New and Existing Businesses

The Town noted to MAPC that certain permitting and approval processes can be burdensome for existing businesses and potentially deter new business activity. For example, a change in ownership of a business that is not otherwise changing in any other aspect initiates a three-month permitting process with the Zoning Board of Appeals. Such a business incurs a substantial cost between the application fee and other finances (the Town noted this amount can total to well over \$500 for such a minimal change, and that does not factor in the opportunity cost of losing potential revenue in those months).

To advance the vision of the IE District as a hub of economic activity and employment, the Town should **update these kinds of processes, with goals to strengthen business recruitment, retention, and growth in the IE district.** For example, the permitting process should be revised so that non-substantial changes

(changes that do not impact the physical space or use type of a property) do not trigger a Special Permit process. Such a provision should at least apply to the IE District and other commercial districts in the Town. At the Select Board meeting in which this recommendation was presented, the Town noted that potential zoning language could specify criteria by which an owner or developer can get certain permits by right. MAPC supports this idea, which should be deeply considered in the revision process of the zoning code. This recommendation is part of the Town's overall agenda to make Medfield more friendly and accessible to new and existing businesses. At minimum, the Town could consider a program that expedites approvals for qualified commercial or industrial projects in Medfield's IE District and other commercial districts.

Additionally, the community visioning processes indicated that related opportunities could include the consolidation of existing district-specific signage bylaws into one, uniform bylaw and the consolidation of permitting process steps. The latter could be done by combining into one meeting the recommended initial touchpoints with municipal entities.<sup>7</sup> More research and discussion would be needed with the Town before moving forward with these ideas.

The Town should pair this update with **technical assistance and/or support for both new and established businesses navigating permitting and approval processes**. Potential related activities include consistent, direct outreach from a municipal staff liaison to existing IE businesses, via monthly roundtable discussions, office hours, or presentations of the Town's Land Use Permitting Guidebook.<sup>8</sup> For transparency and clarity of the permitting processing, the Town could develop a technical assistance portal that, based on the purpose of the permit, will direct owners, developers, and contractors to appropriate departments and contacts before the applicant files for the permit. The Town is planning to create a "How to Do Business" guide to further clarify and simplify permitting and application processes for potential and existing businesses.

This strategy also aligns with the Master Plan's goal to "encourage economic activity," key recommendation to "review, revise and update the zoning by-law,"<sup>9</sup> and proposed action of holding roundtables with local businesses.<sup>10</sup> It also addresses the Master Plan's contention that the "Town does not have a regulatory framework conducive to business growth,"<sup>11</sup> with cited actions include updating the zoning bylaw with an economic development lens and increasing efficiency in permitting.<sup>12</sup>

## NEXT STEPS

Following this report, next steps should involve the drafting and development of zoning language to advance changes to the land use and dimensional regulations, as outlined in Recommendations 1 and 2. To advance Recommendation #3, the Town should firstly review which actions trigger different permitting and approval processes. This will allow the Town to better understand how such processes can be modified for a more business friendly environment in the district.

## APPENDIX A: EXISTING CONDITIONS ANALYSIS MEMO

### Memo Purpose

This memo provides key findings from an initial existing conditions analysis, which included the review of relevant plans, studies, and data and interviews with key stakeholders. It aims to identify the salient strengths and challenges of the IE district today, providing a foundation for a subsequent community visioning process.

## Planning Context

### Recent Local Studies & Planning Efforts

The present project builds on recent studies and planning efforts in Medfield. From an outcomes perspective, these recent efforts may shape the future of the IE district, due to the scale and impact of potential redevelopment efforts, for example. From a process perspective, recent studies and plans may support a more comprehensive understanding of the community's economic development priorities and preferences, as well as elevate considerations of a range of community-wide factors, such as those related to transportation, housing, or natural resources.

#### Medfield State Hospital Strategic Reuse Master Plan: Town of Medfield, MA (2018)

The Medfield State Hospital Strategic Reuse Master Plan lays out a vision for the former Medfield State Hospital (MSH) campus, located in the town's northwest corner. The MSH closed in 2003, and, in 2014, the Town acquired 128 acres of the 241-acre campus, with the Commonwealth of Massachusetts retaining ownership of the remaining acreage.<sup>13</sup> The reuse plan draws on a four-year planning process incorporating community engagement activities conducted by the Medfield State Hospital Master Planning Committee (MSHMPC) and the MSHMPC Resource Committee, including surveys, workshops, and digital outreach.<sup>14</sup> The proposed redevelopment scenario calls for designated open space; the redevelopment of an existing structure into a cultural center; possibly, the creation of a public parks and recreation facility; and historic rehabilitation and selective infill new construction activities to support a mixed-use development with housing and commercial amenities.<sup>15</sup>

Community priorities for the MSH campus' reuse identified via this planning process included: 1) "Maintain and enhance the character and values of the Town of Medfield and its residents," 2) "Address Town housing needs", and 3) "Achieve reasonable economic and financial impact on Medfield residents and Town services."<sup>16</sup> Community members' characterization of Medfield's special qualities included, "open space and conservation," "small town-community feel," family-friendly," "quality schools," and "culture and history,"<sup>17</sup> and important criteria for the site's reuse identified by the community included, "impact on schools," "nature and balance of land use/programming," and "impact on home values."<sup>18</sup> The planning process also identified twelve characteristics central to the community's values, broadly: "1) education; 2) heritage, town history and historic preservation; 3) fiscal prudence; 4) open space; 5) fitness; 6) appreciation for nature; 7) rural character and scale; 8) family; 9) community involvement; 10) community spirit and local events; 11) acceptance and inclusion; and 12) caring and compassionate community."<sup>19</sup>

#### Townwide Master Plan: Building Our Future (2020)

The Town of Medfield's current master plan was compiled in 2020, supported by a 17-month planning process that included community engagement in the forms of public forums, surveys, interviews, and more.<sup>20</sup> The plan aims to guide the Town's decisions and actions over the following two decades and provides recommendations for policy changes, projects, and actions.<sup>21</sup>

The plan presents eight Town goals: 1) "honor Medfield's town character," 2) "make getting around town safe and pleasant," 3) "encourage economic activity," 4) "provide a range of housing options," 5) "provide public facilities and services that meet the needs of all residents," 6) "support the reuse of the state hospital," 7) "support the health and wellness of residents," and 8) "improve governance and plan for future resilience."<sup>22</sup> It also identifies twelve key recommendations: 1) "renew and revisit the vision for the downtown," 2) "develop a network of pedestrian and bike paths and connections to open spaces," 3) "support older adults who wish to age in community," 4) "support the school department's efforts to update its facilities," 5) "continue to support facilities management practices," 6) "explore options for creating a new parks and recreation facility," 7) "consider creating an intergenerational community center," 8) "make Medfield State Hospital into a town destination," 9) "develop a town-wide health and wellness campaign,"

10) “prepare Climate Change, Adaptation, Mitigation and Resilience plan,” 11) “evaluate the benefits of the Community Preservation Act as a source of funding,” and 12) “review, revise and update the zoning by-law.”<sup>23</sup>

From a zoning and land use perspective, the plan lists the town’s three districts for commercial and industrial uses – the Business (B), Business Industrial (BI), and Industrial Extensive (IE) districts – and notes the zoning bylaw’s “unusual” approach of using different dimensional requirements, dependent on the actual land use, in each.<sup>24</sup> The plan notes the bylaw imposes high parking standards on nonresidential uses outside of the downtown area and requires a special permit for most nonresidential uses, though many may be permissible by right with an approved site plan.<sup>25</sup> It states, “The Town does not have a regulatory framework conducive to business growth.”<sup>26</sup>

Looking ahead, the plan identifies two key strategies to support its goal to encourage economic activity: 1) “diversify the tax base,” and 2) “become more business friendly.”<sup>27</sup> Supporting actions include updating the zoning bylaw with an economic development lens, encouraging and supporting local self-employment, and increasing efficiency in permitting.<sup>28</sup> Suggested action items related to potential zoning changes include exploring the option of increasing the maximum building height allowed in the BI and IE districts and allowing research and development and manufacturing as of right, subject to special permit review and maximum size thresholds; the plan also calls for surveying business owners in the BI and IE districts about potential zoning changes that might benefit their businesses.<sup>29</sup>

#### Rapid Recovery Plan: Town of Medfield (2021)

Medfield’s Rapid Recovery Plan was compiled as part of the statewide Rapid Recovery Plan (RRP) program, which supported Massachusetts communities in developing plans to address pandemic-related economic impacts to their downtowns, town centers, and commercial areas.<sup>30</sup> The plan centers on the key topics of local customer base, physical environment, business environment, and administrative capacity and focuses on Medfield’s downtown area.

The planning effort’s examination of local conditions found that Medfield is a “tight-knit community” with highly engaged residents.<sup>31</sup> The downtown area, the plan notes, resembles a compact small-town center and serves as the community’s “economic, social, cultural, and civic” focal point.<sup>32</sup> The planning effort found, also, that Medfield’s efforts to support small business recovery would be bolstered by additional economic development capacity.<sup>33</sup> The plan emphasizes the key challenge of downtown traffic and circulation to the town’s economic development and/or recovery, citing the frustration of both pedestrians and drivers navigating the traffic volume and high vehicle speeds in the Main Street area, and concludes that Medfield’s economic recovery would require investing in infrastructure improvements.<sup>34</sup>

Looking ahead, the plan’s recommendations include, first, the installation of wayfinding signage to support a cohesive sense of place in downtown Medfield, as well as easier navigation.<sup>35</sup> It recommends, second, a traffic calming pilot project with the aims of improving the downtown area’s safety and experience for all users, reducing vehicular speeds, enhancing the physical attractiveness of downtown streets, providing data on the impact of short-term traffic calming measures, and ensuring that traffic calming measures are based in community support.<sup>36</sup> The plan recommends, third, that the Town adopt a Complete Streets Policy and Prioritization Plan, as well as conduct a Road Safety Audit to assess the local street network and support safer, more inclusive transportation options.<sup>37</sup> Additionally, the plan recommends creating a downtown façade grant program,<sup>38</sup> and, lastly, the development of a downtown business portal, inclusive of both resources for businesses and a business directory for potential customers.<sup>39</sup>

#### Medfield Zoning Diagnostic Report (2022)

The Medfield Zoning Diagnostic Report presents the findings of the Barrett Planning Group’s technical review of the Town’s zoning bylaw, with a focus on aspects like its “structure and format,” “clarity and

consistency,” “use and placement of definitions,” and “simplicity in approval processes,” among others.<sup>40</sup> The report’s findings include that the bylaw calls for a special permit for many uses and that, often, as-of-right uses trigger site plan approval, a process only briefly described.<sup>41</sup> It notes a trend of communities providing for ‘minor site plan review’ or similar by municipal staff for smaller projects, with only larger or more complex projects referred to their planning boards.<sup>42</sup> The report’s other comments include characterization of the bylaw’s off-street parking and loading requirements as “woefully out of date,” and its sign bylaw as requiring “global revision and update,” including to conform with recent federal judicial decisions.<sup>43</sup>

### Key Themes from Recent Local Studies and Planning Efforts

Recent local studies and planning efforts reflect several key themes related to both conditions in Medfield today and priorities for its future. These include:

- Medfield has a strong sense of community, with planning aims reflecting a desire to support the town’s close-knit feel and identity.
- Medfield’s tax base is largely residential, with planning aims including striking an effective balance between the provision of Town services and financial impacts on residents.
- Medfield’s transportation network is largely car-centric, with plans citing opportunities for the expansion of bike, pedestrian, and public transit infrastructure.
- Medfield has an inter-generational population, with plans calling for housing, education, and recreation amenities that respond to a range of needs and preferences.
- Medfield has limited housing options, with plans calling for a greater diversity of housing types for residents ranging in age, ability, and income.
- Medfield is home to an extensive range of open space and natural resources, with planning aims signaling opportunities for the preservation, connectivity, and enhancement of these features.
- Medfield’s history underpins its sense of place, with planning priorities including preserving local historical resources and continuing to cultivate a vibrant artistic community.
- Medfield residents value health, wellness, and recreation, with plans calling for the retention or expansion of amenities supportive of both individual and community wellbeing.
- Medfield’s downtown is its economic and cultural core, with plans citing opportunities to increase its connectivity, vibrancy, and economic activity.
- The Medfield State Hospital (MSH) campus presents a singular opportunity for the community, with plans calling for redevelopment and placemaking sensitive to the site’s natural and historic resources and responsive to town needs.
- Medfield’s zoning bylaw requires updating, with studies and planning efforts signaling zoning revision as a crucial tool for stimulating future economic activity.

### Regional Industrial Land Use Context

MAPC’s “Land, Economy, Opportunity: Industrial Land Supply and Demand in Greater Boston” details Metro Boston’s recent decline in and sustained demand for industrial space.<sup>44</sup> It also ties industrial employment opportunities to inclusive economic development aims, including via the provision of well-paying jobs to workers without college degrees.<sup>45</sup> Key findings include that industrial space in Greater Boston declined 3.5 percent between 2011 and 2021; over the same time period, however, the utilization rate of the remaining industrial space increased, meaning more industrial space was in use in 2021 than a decade prior.<sup>46</sup> The report notes real estate pressures to pursue a property’s “highest and best use” can lead to the conversion of industrial land to commercial or residential uses.<sup>47</sup> It cautions against the impacts of increased demand or continued loss of industrial space, including associated rent increases that may threaten the survival of industrial firms, heightened environmental pressures, and exacerbated racial wealth inequality.<sup>48</sup>



The Urban Manufacturing Alliance's 2018 report, "An Urban Revival: How Land Use Tools and Real Estate Strategies are Fueling the Resurgence of Light Manufacturing in Greater Boston," examines regional trends in manufacturing and light industrial uses, in particular, and similarly highlights the vulnerability of industrial space to conversion to residential, commercial, or retail uses.<sup>49</sup> The report emphasizes that, in Massachusetts, the manufacturing sector provides crucial economic contributions, comprising 10 percent of the economy, and includes a significant share of small firms, with more than 54 percent of the sector's firms employing 10 or fewer people.<sup>50</sup> This salience of small firms aligns the nationwide trend of the manufacturing sector shifting from mass producers to small and medium-sized firms, the report notes, though local land use and real estate development contexts have not yet wholly adapted to reflect the needs of smaller manufacturers.<sup>51</sup> The report notes that some communities have started to pivot towards land use policies that support the integration of low-impact manufacturers in mixed-use areas, a shift that reflects the potential economic benefits of grouping manufacturers and other entities, like suppliers, customers, and universities, as well as the manufacturing sector's employment opportunities for workers with lower levels of experience, education, or English language proficiency.<sup>52</sup>

Both studies highlight opportunities for local zoning to adapt to an evolving industrial sector landscape. The 'Land, Economy, Opportunity' report's specific zoning recommendations for municipal stakeholders include limiting non-industrial uses in core industrial areas to maintain their affordability, leveraging artisanal or light manufacturing district zoning in more flexible areas, defining emerging industries in zoning use tables, and creating incentives for the development of light industrial space in mixed-use developments, with sample associated uses including food production, arts and crafts manufacturing, and research and development.<sup>53</sup> 'An Urban Revival' calls on municipal leaders to balance industrial land preservation with the pursuit of in-demand residential and office uses, particularly in light of the Boston region's high real estate costs and associated pressures for conversion.<sup>54</sup> It describes the potential impacts of restrictive zoning in hotter market contexts, where it can protect against industrial redevelopment, and of more flexible zoning in weaker market contexts, where it can serve as a tool for activation.<sup>55</sup>

## Historical Context

The Town has noted that the IE district's location does not reflect a deliberate planning process, but rather the historical siting of industrial uses in this area. The district's development has likely been informed by broader historical factors shaping Medfield's evolution as a whole.

Manufacturing first took hold in Medfield around 1800, in the form of small-scale cottage industries centered on hat, boot, shoe, and brush production.<sup>56</sup> The center of Medfield contained one-story workshops and small wood-frame shops, along with some residential and/or institutional development that also fanned out beyond the town's core.<sup>57</sup>

As the 19<sup>th</sup> century progressed, larger industries developed in Medfield.<sup>58</sup> Straw goods production emerged as the town's primary industry, and the community also supported waterpower-dependent industries, including mills for nails, wire, and hay forks.<sup>59</sup> Cottage industries grew to encompass larger scale production, supported by the construction of small factories in the town center and contributing to development throughout Medfield.<sup>60</sup> Beyond these industrial activities, Medfield attracted a burgeoning community of artists and musicians.<sup>61</sup>

Throughout this period, Medfield's development was shaped by expanding access to transportation infrastructure, including new railroad service. In 1861, Medfield received its first passenger trains, via the extension of the Charles River Railroad.<sup>62</sup> In 1870, the Framingham and Mansfield railroad also began service to Medfield, providing service to the town's center for the first time.<sup>63</sup> The two lines crossed within the present-day IE district, forming Medfield Junction near the current intersection of West Mill Street with Adams Street and Harding Street.<sup>64</sup> A depot marked the intersection until 1967.<sup>65</sup>

In the late 1800s, the establishment of the Medfield State Hospital contributed to the town's further growth.<sup>66</sup> The town's population doubled in the 1890s, streetcars began to service Main Street, and the local road network grew beyond the town center.<sup>67</sup> Medfield's straw hat industry thrived, and the town continued to attract artists, whether on a temporary or permanent basis.<sup>68</sup> Buoyed by expanding railroad service, Medfield also emerged as a summer resort destination.<sup>69</sup> Commercial establishments in the vicinity of Medfield Junction – and today's IE district – grew to include not only a lumberyard, mill pond, and ice houses, but also hotels serving seasonal visitors.<sup>70</sup>

For significant stretch of the early 20<sup>th</sup> century, Medfield witnessed limited new development, concentrated primarily in the town center and near Medfield State Hospital.<sup>71</sup> After World War II, Medfield grew into a “modern suburb,” reflective of broader suburbanization trends supported by an expanding highway network.<sup>72</sup> The town's population nearly doubled between 1945 and 1960,<sup>73</sup> and the development of community amenities, such as roads, parks, schools, and housing, kept pace.<sup>74</sup> These developments included the town's first subdivision, started in 1948,<sup>75</sup> and resolved into land use patterns reflecting a denser town center, scattered uses along Route 109 and 27, and several disparate residential subdivisions throughout the community.<sup>76</sup> By 1964, the share of developed land in Medfield had grown to 33 percent, from just 11 percent in 1939, a change driven largely by increases in residential, public, and semi-public uses.<sup>77</sup> The town's 1964 master plan emphasized Medfield's transformation: “At one time the character of Medfield was well-defined - a rural town,” the plan reads. “It is now in a period of transition to a combined rural and urban community.”<sup>78</sup>

By this time, the town's economic activities connected the community to the broader region, even as the railroad amenities that had originally contributed Medfield's broader connectivity gave way to vehicular infrastructure.<sup>79</sup> The 1964 master plan noted that Medfield residents were most likely to work in the Boston area, while employees at Medfield establishments were most likely to live west of the community.<sup>80</sup> It reported 110 to 125 establishments in town, with Medfield State Hospital as the largest employer.<sup>81</sup> While the town had witnessed recent manufacturing growth, the master plan characterized local potential for industrial growth as “relatively poor,” citing a lack of highway access as justification.<sup>82</sup>

On March 16, 1967, amendments to the local zoning bylaw's regulation of industrial uses were passed at Annual Town Meeting; they included the creation of an Industrial Intensive district and the IE district.<sup>83</sup> These revisions included use regulations for the new industrial districts, as well as provisions related to area requirements; height and bulk regulations; signs and lighting; off-street parking; noise, vibration, and smoke; and streets, curbing, and sidewalks.<sup>84</sup> The Town's Industrial and Development Commission described the amendments as reflecting both short- and long-term aims: “These bylaws may reduce, on a shortsighted basis, the rate at which industrial acreage is consumed. However, on a long term basis, they will assure that the town obtain the more desirable industries which will preserve both the beauty and the property values of the town while providing a substantial economic return to Medfield.”<sup>85</sup>

After 1970, many post-war trends continued.<sup>86</sup> Residential development, centered largely on single-family homes, has signaled the community's desirability as a place to live, with Medfield's accessibility to Boston likely contributing to its popularity.<sup>87</sup> Similarly, the IE district appears to have experienced heightened development during this period, with more than one third of its buildings constructed between 1971 and 1985.<sup>88</sup> During this stretch, in 1974, the section of Route 27 north of Medfield's Main Street was relocated to the town's western side, providing increased access to the IE district.<sup>89</sup> Still, insufficient vehicular access has been cited as an impediment to attracting new industry reliant on trucking to local industrial areas.<sup>90</sup> More broadly, throughout the 20<sup>th</sup> and early 21<sup>st</sup> centuries, Medfield has continued to support a community of artists, including musicians and performers.<sup>91</sup>

## General Character/Physical Conditions

The IE district spans 213 acres, 61.2 of which are wetlands.<sup>92</sup> As of 2022, the total area of existing building footprints was 491,849 square feet.<sup>93</sup> The IE district is characterized by a mix of scales and uses,

as well as significant areas of undeveloped land, particularly on the district's western side. The area contains large, multi-tenant commercial facilities, with an example of this type of facility located at 120 North Meadows Road containing both food and beverage and fitness and recreation businesses. It also includes standalone businesses on larger parcels, with an example of this type of use including a landscaping supply store business spanning a large swath of land between North Meadows Road and West Mill Street. The IE district also includes clusters of smaller-scale commercial facilities, such as the stretch of businesses on Adams Street directly east Medfield Junction, including an animal shelter, an electrical services business, and a roofing contractor. The district also includes residential uses - most notably, the Parc at Medfield Apartments, a 92-unit Chapter 40B housing development, located on Gatehouse Drive, off West Street.<sup>94</sup>



Figure 14: Medfield Industrial-Extensive (IE) District. Source: Google Street View, accessed 2023.



A 200-foot buffer surrounding the IE district captures its immediate context. Ringing the study area, the buffer area spans another 260 acres itself, 26.6 of which are wetlands.<sup>95</sup> As of 2022, the total area of existing building footprints in this immediate context was 128,714 square feet.<sup>96</sup> These abutting parcels are more residential in nature than the IE district itself. This contrast is illustrated, for example, by the development patterns on either side of West Street, which falls between the IE district and the surrounding area: on the abutting parcels on one side of West Street, development patterns are marked by smaller-scale, predominantly residential buildings, with larger or non-residential uses concentrated on the IE district side of the street.



Figure 15: Medfield Industrial-Extensive (IE) District and Abutting Parcels. Source: Google Street View, accessed 2023.

## Land Use

As noted above, the IE district contains a mix of uses. In 2022, there were 43 parcels with IE zoning in Medfield.<sup>97</sup> The most common use category for IE-zoned parcels was industrial properties, warehouses, and utilities (44.2 percent), followed by tax exempt properties, such as public properties, charities, and local properties (34.9 percent).<sup>98</sup> Notably, the IE district contains also contains a 92-unit housing development.<sup>99</sup>

In 2022, IE district parcels had a total assessed value of approximately \$5,674,500.<sup>100</sup> The use with the greatest aggregate assessed value was industrial, at approximately \$24,417,800, comprising approximately 39.0 percent of the total assessed value of IE district parcels.<sup>101</sup> The use with the second greatest aggregate assessed value was tax exempt properties, followed by residential.<sup>102</sup>

These indicators signal that the IE district includes a large share of industrial uses but is not exclusively limited to this use type; it includes, instead, a mix of uses.

Table 7: Parcels by Use in Industrial-Extensive (IE) District, 2022

Use	Count	Share
Industrial	19	44.2%
Commercial, retail, entertainment, and office	4	9.3%

Residential	4	9.3%
Tax exempt, such as public properties, charities, and local properties	15	34.9%
Undevelopable land	1	2.3%
Agriculture and outdoor recreational activities	0	0.0%
<b>Total</b>	<b>43</b>	<b>100.0%</b>

Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

There were 68 parcels that abutted the IE district, as defined by parcels that intersected with the 200-foot buffer surrounding the district's boundaries.<sup>103</sup> Among these parcels, the most common use was residential (58.8 percent), followed by tax-exempt properties (16.2 percent) and undeveloped land (13.2 percent).<sup>104</sup>

The total assessed value of abutting parcels was approximately \$35,697,700.<sup>105</sup> The use with the greatest aggregate assessed value was residential, at approximately \$5,515,800, comprising 74.5 percent of the total assessed value of abutting parcels.<sup>106</sup>

These indicators signal that the IE district's immediate surroundings are more residential than the IE district itself, with industrial uses making up less than 2 percent of abutting parcel uses.

Table 8: Abutting Parcels by Use, 2022

Use	Count	Share
Industrial	1	1.5%
Commercial, retail, entertainment, and office	6	8.8%
Residential	40	58.8%
Tax exempt	11	16.2%
Undevelopable land	9	13.2%
Agriculture and outdoor recreational activities	1	1.5%
<b>Total</b>	<b>68</b>	<b>100.0%</b>

Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

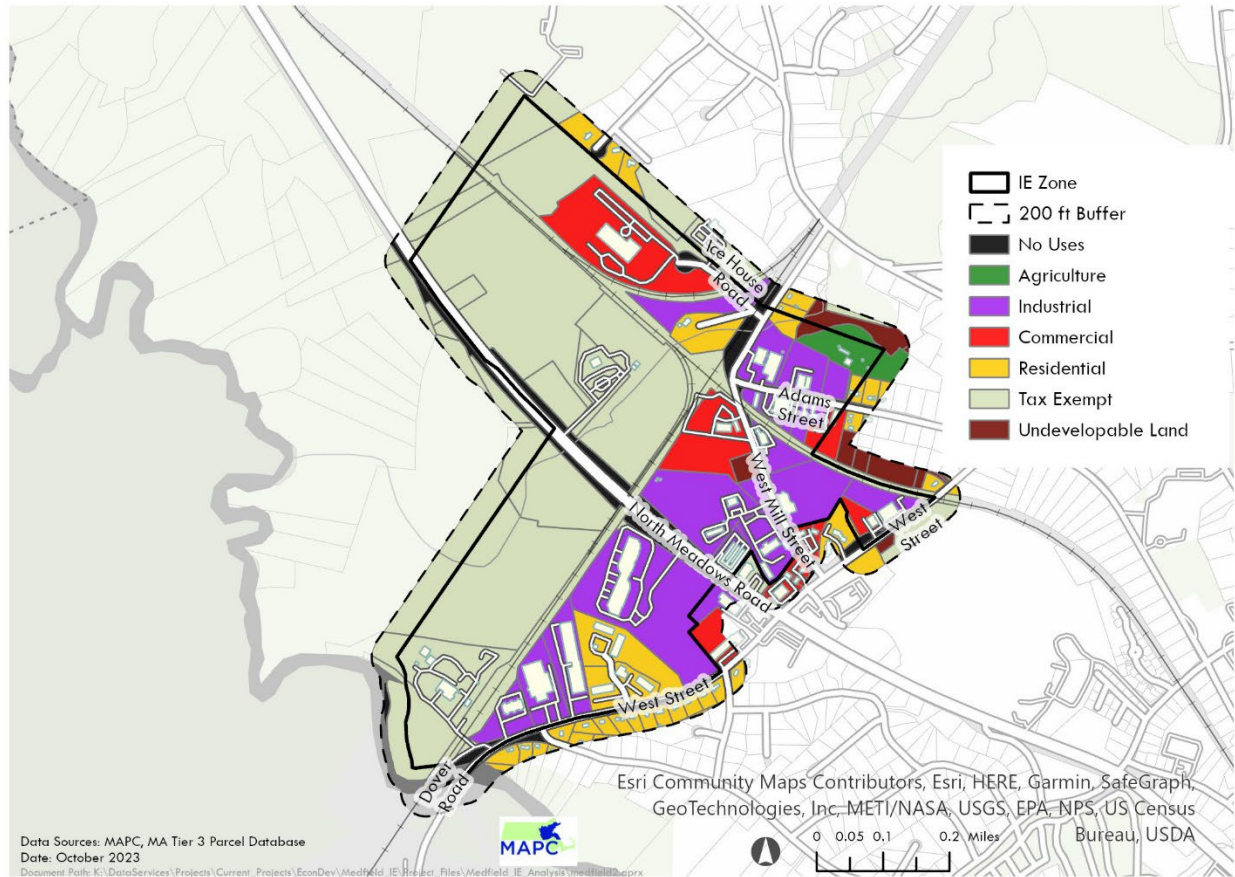


Figure 16: Parcels by Use, Industrial-Extensive (IE) District and Abutting Parcels. Source: The Metropolitan Area Planning Council (MAPC), 2023.

According to 2023 estimates, the IE district had an average rent per square foot of approximately \$17.27, roughly equivalent to the townwide average of \$17.21.<sup>107</sup> The property type with the highest rent per square foot was Office, at \$23.56, and the lowest was Flex, at \$12.03.<sup>108</sup> Abutting parcels had a 2022 average rent per square foot of \$18.66, slightly higher than the IE district's for the same time period.<sup>109</sup>

These and other rental rate indicators suggest that, overall, the IE district attracts lower rents than its immediate context, with its retail rents, in particular, lower than the surrounding properties' and the town's as a whole. However, industrial properties in the IE district appear to attract rents significantly higher than surrounding properties' and slightly higher than townwide rates.

In the region, more broadly, higher industrial rents can be driven by loss of industrial space without new construction, indicate strong demand and/or willingness to pay from industrial users, and, when extremely elevated, strain industrial firms, particularly smaller ones.<sup>110</sup>

Table 9: Rents by Use in the Industrial-Extensive (IE) District, Abutting Parcels, and Town of Medfield.

Property Type	IE-Zoned Parcels	Abutting Parcels	Town of Medfield
Flex	\$12.03	\$12.16	\$12.09
Industrial	\$12.59	\$7.38	\$10.75
Office	\$23.56	\$21.88	\$23.24

Retail	\$20.89	\$33.20	\$22.75
Average	\$17.27	\$18.66	\$17.21

Source: Costar, 2023, <https://www.costar.com/products/analytics>.

2023 estimates indicate Medfield had an average 6.1 percent vacancy rate across industrial, multi-family, office, and retail properties.<sup>111</sup> The property type with the highest vacancy rate was retail, at 13.8 percent, followed by office (4.0 percent), industrial (3.7 percent), and multi-family (2.8 percent).<sup>112</sup>

These indicators reflect a particularly high vacancy rate for retail properties, which aligns with the broader trend of oversupply of retail spaces in the region and countrywide.

## Building Density

A common indicator of building density is Floor Area Ratio (FAR), which represents the ratio of a property's total building area to its total land area. As an example, a FAR of 1.0 indicates an equal amount of building and land area, a FAR of more than 1.0 indicates a greater amount of building area (higher density), and a FAR of less than 1.0 indicates a greater amount of land area (lower density). Commercial and light industrial buildings may be given to lower FARs, as these types of facilities are often single-story structures with expansive building footprints.

The IE district zoning requirements include a maximum FAR of 0.50.<sup>113</sup> In 2022, there were an estimated 16 parcels with no building recorded among the IE-zoned parcels.<sup>114</sup> For the remaining 27 parcels, the median FAR was 0.17, with the greatest shares of buildings registering an FAR of either less than 0.1 or in the 0.1 to 0.25 category.<sup>115</sup>

Table 10: Parcels by Floor Area Ratio (FAR) in Industrial-Extensive (IE) District, 2022.

FAR	Count	Share
0	16	37.2%
<0.1	9	20.9%
>=0.1, <0.25	9	20.9%
>=0.25, <0.45	5	11.6%
>0.45	4	9.3%
Total	43	100.0%

Source: Massachusetts Tier 3 Assessors/ Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

Among parcels abutting the IE district, there were an estimated 20 parcels with no buildings, and the median FAR for the remaining 48 abutting parcels was 0.12, with the greatest share of buildings registering an FAR of less than 0.1.<sup>116</sup>

Table 11: Abutting Parcels by Floor Area Ratio (FAR), 2022.

FAR	Count	Share
0	20	29.4%
<0.1	21	30.9%
>=0.1, <0.25	10	14.7%
>=0.25, <0.45	4	5.9%
>0.45	13	19.1%
Total	68	100.0%



Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

These indicators signal that, broadly, the IE district has greater building density than its immediate context. However, the surrounding area has a greater concentration of parcels in the highest FAR category, indicating there may be outliers from this broader trend.

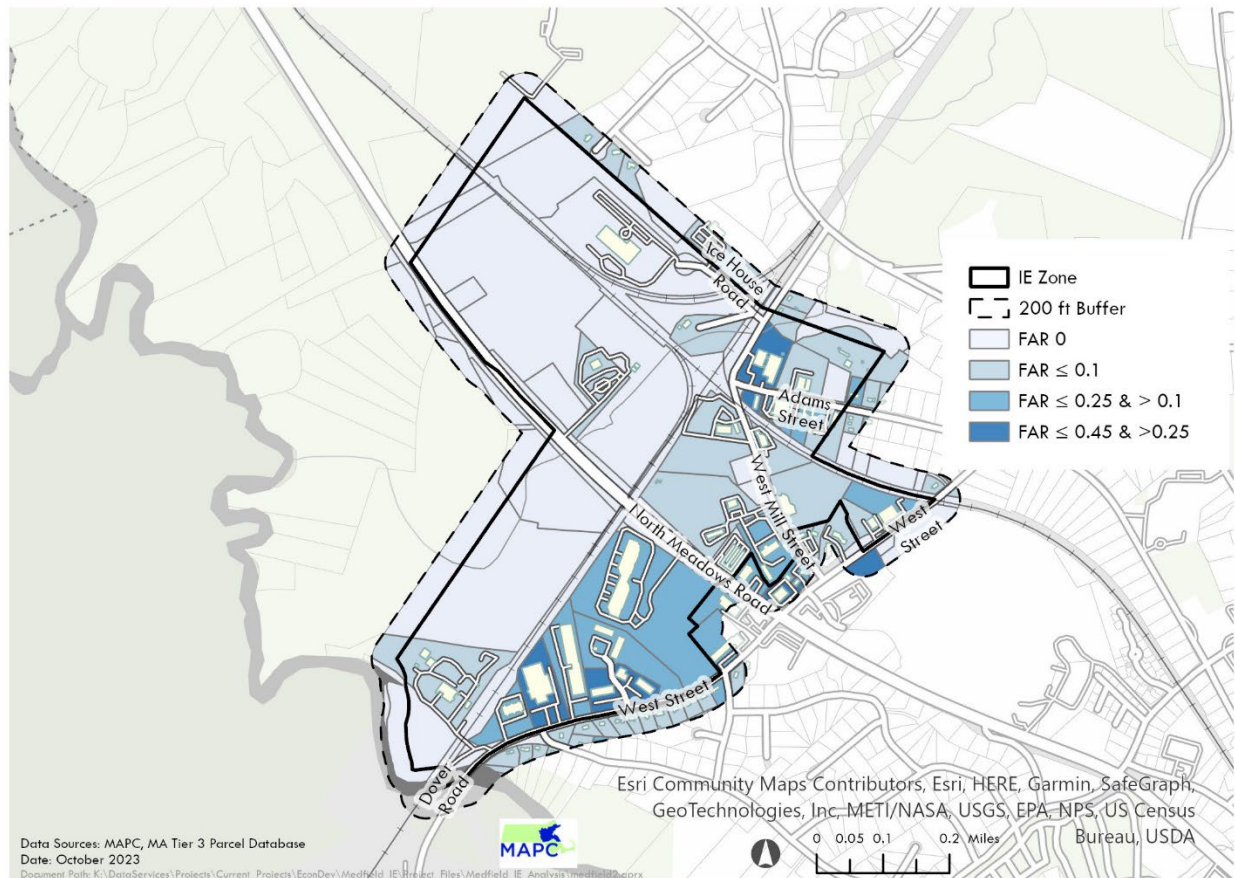


Figure 17: Parcels by Floor Area Ratio (FAR), Industrial-Extensive (IE) District and Abutting Parcels, 2022. Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

## Year Built

Data related to the year of construction for existing buildings in the IE district provides insight into the history of the area, including potential periods of concentrated development.

As of 2022, the greatest share of buildings on IE-zoned parcels was constructed between 1971 and 1985, with more than one third of buildings constructed during this period.<sup>117</sup>

This concentration suggests heightened development activity during this time period, which also includes the 1974 relocation of the section of Route 27 north of Medfield's Main Street to the town's western side.<sup>118</sup>

Table 12: Parcels by Building Year Built in Industrial-Extensive (IE) District, 2022.

Year Built	Count	Share
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No data	14	32.6%
Pre-1960	3	7.0%
1961-1970	4	9.3%
1971-1985	15	34.9%
1986-2008	3	7.0%
2009-2021	4	9.3%
Total	43	100%

Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

Among parcels abutting the IE district, the greatest share of buildings was constructed between 1971 and 1985, with nearly half constructed during this period, a greater share than buildings on IE-zoned parcels.<sup>119</sup>

This suggests that the IE district and its immediate context likely experienced heightened development activity during the same time period, in the 1970s and/or early 1980s. It also reveals a slightly higher rate of recent development activity in the IE district than among abutting parcels.

Table 13: Abutting Parcels by Building Year Built, 2022.

Year Built	Count	Share
No data	20	30.3%
Pre-1960	4	6.1%
1961-1970	6	9.1%
1971-1985	31	47.0%
1986-2008	5	7.6%
2009-2021	1	1.5%
Total	66	100%

Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

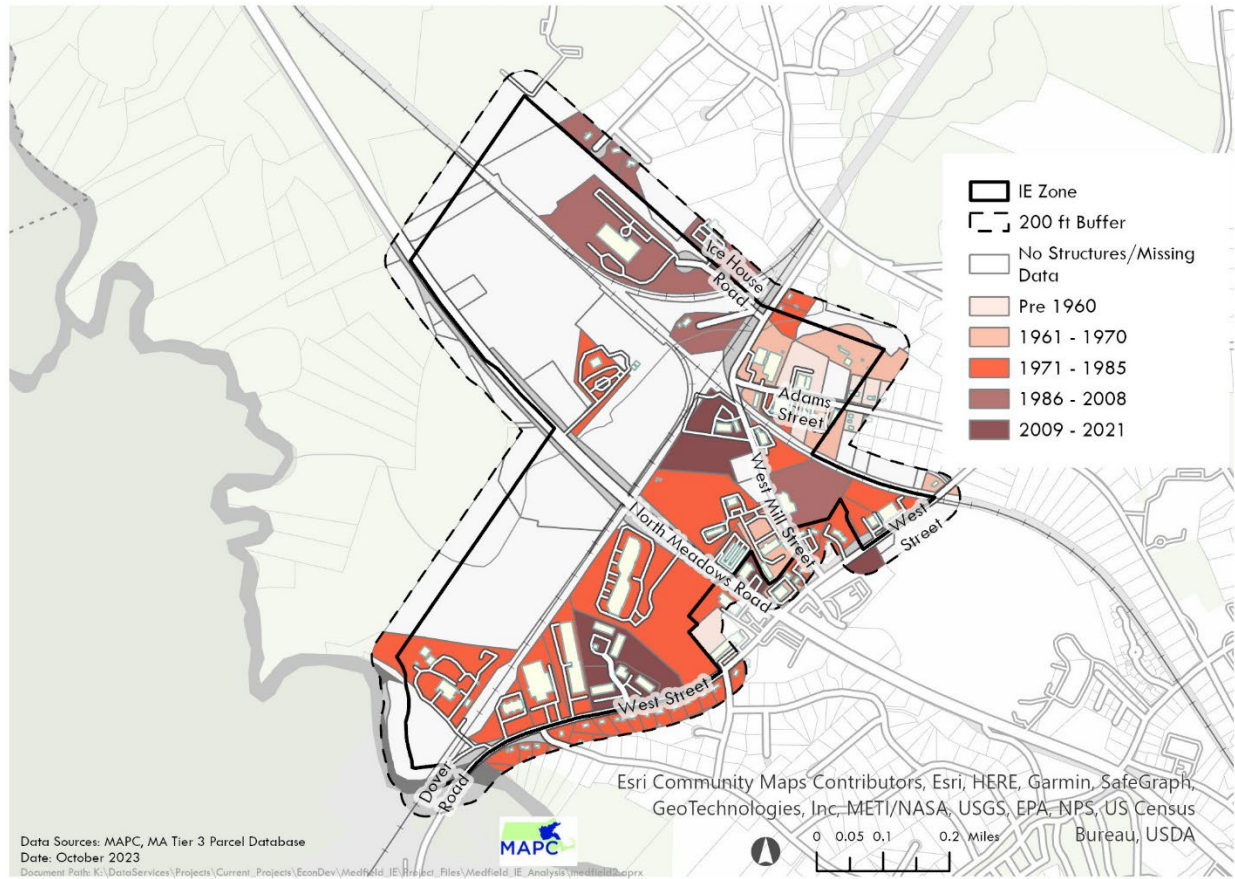


Figure 18: Parcels by Building Year Built, Industrial-Extensive (IE) District and Abutting Parcels, 2022. Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

## Owner-Occupied

A comparison between a property's mailing address and its owner's mailing address can provide one indication of whether a property is owner-occupied, or even locally owned. Conducting such a comparison for properties within a district can provide a simple snapshot of the prevalence of owner-occupied parcels and/or local ownership; it does not produce an exact, comprehensive inventory of owner-occupied or locally owned properties.

In 2022, there were zero IE-zoned properties with matching property and owner mailing addresses, suggesting that none were owner-occupied, though this is not a definitive assessment.<sup>120</sup> The greatest share of IE-zoned parcels was owned by owners with addresses in Medfield (60.5 percent), followed by owners with addresses elsewhere in Massachusetts (37.2 percent).<sup>121</sup>

Table 14: Parcels by Owner Mailing Address in Industrial-Extensive (IE) District, 2022.

Owner Mailing Address	Count	Share
Town of Medfield	26	60.5%
Elsewhere in Massachusetts	16	37.2%
Outside of Massachusetts	1	2.3%
Total	43	100%



Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

Among abutting parcels, there were 17 parcels with matching property and owner mailing addresses, suggesting that approximately 25.0 percent of properties were owner-occupied.<sup>122</sup> The greatest share of abutting parcels was owned by owners with addresses in Medfield (85.3 percent), followed by owners with addresses elsewhere in Massachusetts (13.2 percent).<sup>123</sup>

Table 15: Abutting Parcels by Owner Mailing Address, 2022.

Owner Mailing Address	Count	Share
Town of Medfield	58	85.3%
Elsewhere in Massachusetts	9	13.2%
Outside of Massachusetts	1	1.5%
Total	68	100%

Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

These indicators signal that the IE district may be majority locally-owned. However, the district appears to have a lower rate of local ownership and owner-occupied buildings than its immediate context.

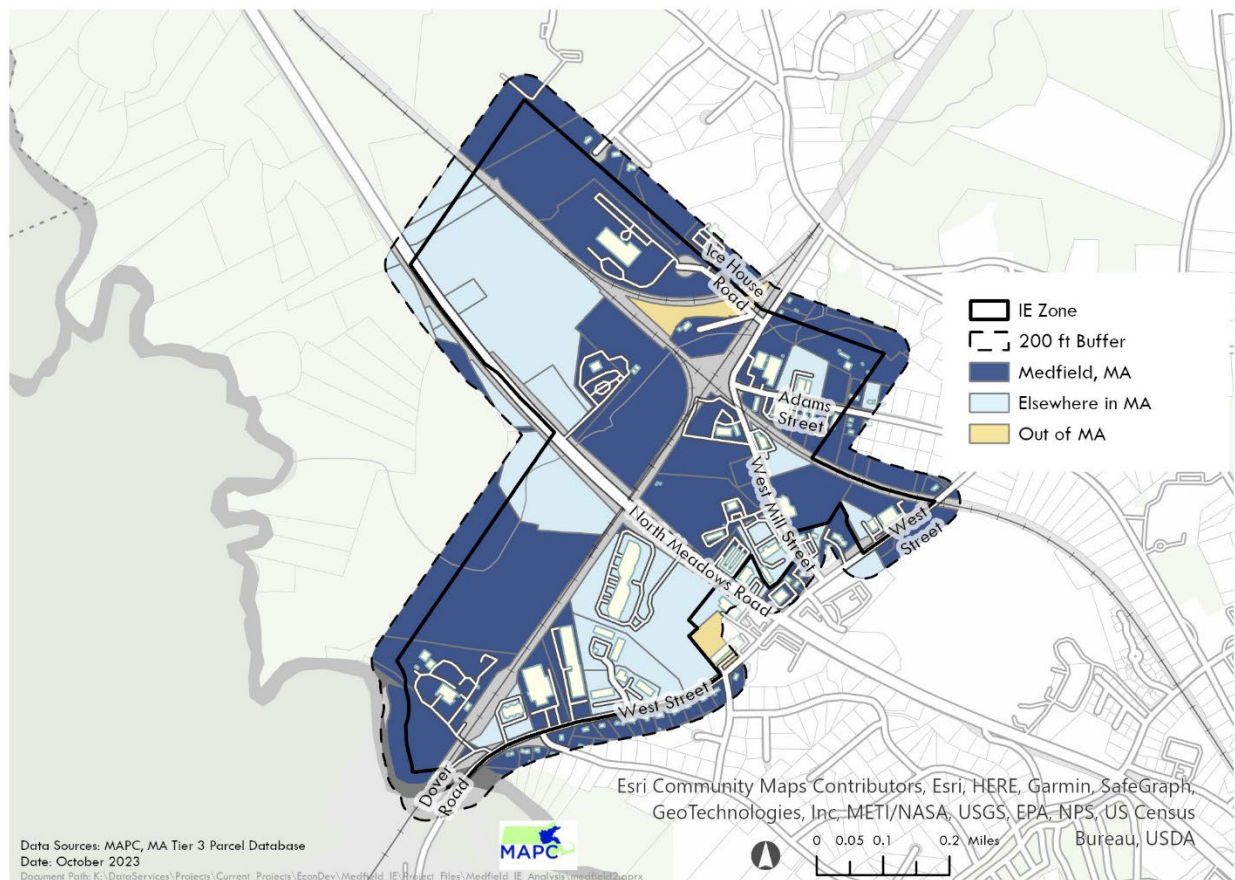


Figure 19. Parcels by Owner Location, Industrial-Extensive (IE) District and Abutting Parcels, 2022. Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

## Building to Land Value

A comparison between a property's building value and land value can indicate the degree of investment in an area; this supports a quick snapshot of the scale of the potential for development moving forward (not an exact prediction of which properties may be subject to change). A property with greater land than building value may be a more likely candidate for future investment than one with greater building value.

In 2022, a slightly greater share of IE-zoned parcels had building values higher than land values (51.2 percent).<sup>124</sup> These parcels may be less likely to change in the near term, while the parcels with land values higher than building values (48.8 percent) may be more likely candidates for future investment.

*Table 16: Parcels by Building to Land Value Ratio in Industrial-Extensive (IE) District, 2022.*

Ratio Category	Count	Share
Land value higher than building value	21	48.8%
Building value higher than land value	22	51.2%
Total	43	100.0%

Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

Among abutting parcels, a significantly higher share had building values higher than their land values (80.9 percent), with one parcel reflecting equal building and land values.<sup>125</sup>

*Table 17: Abutting Parcels by Building to Land Value Ratio, 2022.*

Ratio Category	Count	Share
Land value higher than building value	12	17.6%
Building value higher than land value	55	80.9%
Building and land values equal	1	1.5%
Total	68	100.0%

Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

These indicators signal that the IE district has a nearly equal share of parcels that are likely and less likely candidates for future investment. Compared to its immediate context, however, the district has a greater share of parcels that are likely candidates for future investment.

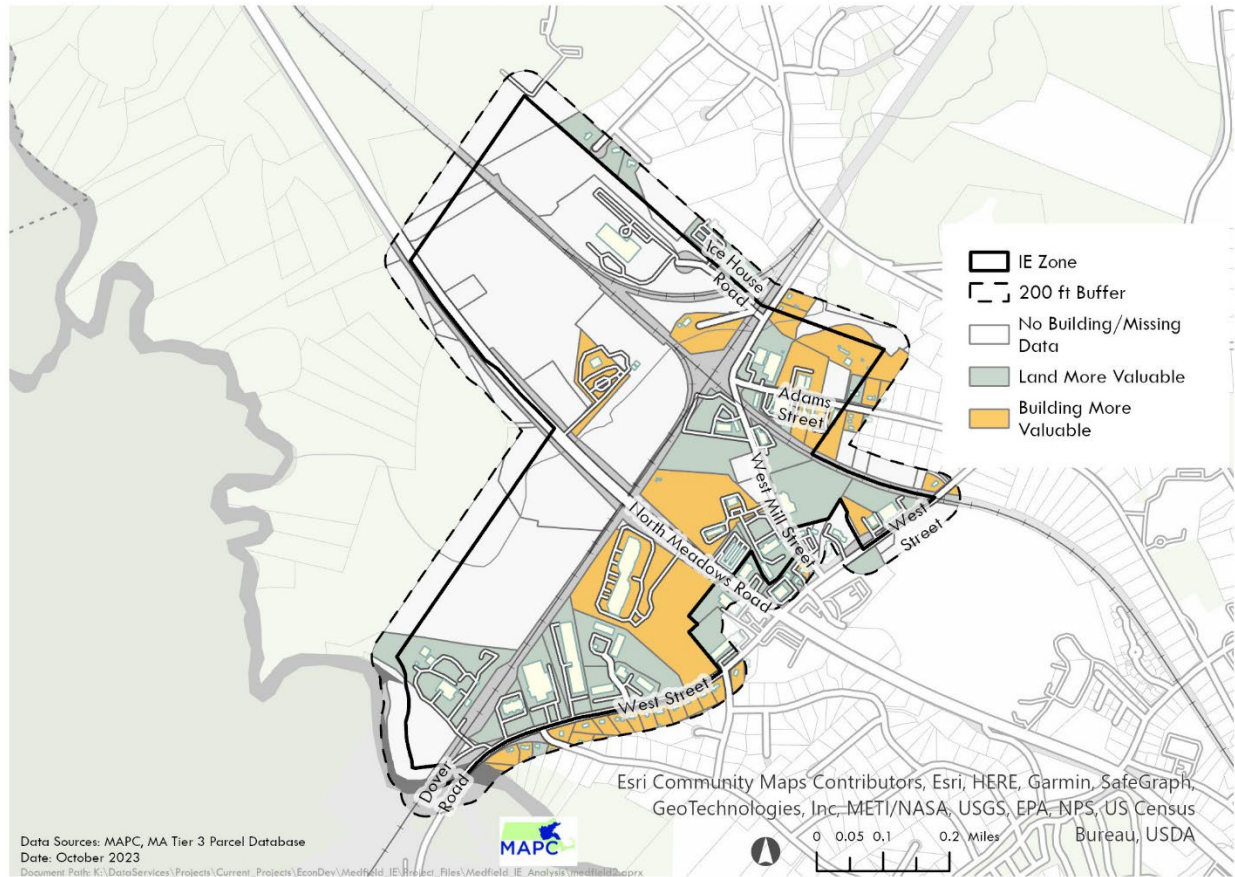


Figure 20. Parcels by Building to Land Value Ratio, Industrial-Extensive (IE) District and Abutting Parcels, 2022. Source: Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.

## Business Composition

While an overview of the land uses in the IE district provides an initial indication of the scale and broad categories of economic activity in the district, a closer look at the area's business composition lends added detail to an understanding of its firms and employment. This includes indications of which sectors may be particularly concentrated in the IE district, as compared to the Town of Medfield as a whole, and which may be less prevalent in comparison to the community's broader business mix.<sup>1</sup>

In terms of establishments, according to 2023 estimates, there were approximately 69 firms in the IE district, representing twenty different industries.<sup>126</sup> The industries with the greatest number of firms were Construction, Miscellaneous, Wholesale Trade, Retail Trade, and Professional, Scientific, and Technical Services.<sup>127</sup>

Compared to the Town of Medfield as a whole, the industries that were most salient in the IE district were Construction, Wholesale Trade, and Manufacturing (NAICS Code: 33)<sup>2</sup>. The industries that were the least

<sup>1</sup> Business composition data includes establishments located within the Industrial-Extensive (IE) District boundaries, not establishments located on IE-zoned parcels, which may or may not be fully contained within the district.

<sup>2</sup> Manufacturing (33) relates to Finished Product Manufacturing. Library of Congress, "North American Industrial Classification System (NAICS)," 2022, <https://guides.loc.gov/industry-research/classification-naics>.

represented were Miscellaneous, Health Care and Social Assistance, and Professional, Scientific, and Technical Services.

Among parcels abutting the IE district, there were approximately 38 firms, with Health Care and Social Assistance and Administrative and Support and Waste Management and Remediation Services representing the greatest share.<sup>128</sup>

Table 18: Firms by Sector in Industrial-Extensive (IE) District and among Abutting Parcels, 2022.

		Number of Firms					
		Industrial-Extensive (IE) District		Abutting Parcels		Town of Medfield	
NAICS Code	NAICS Description <sup>129</sup>	Count	Share	Count	Share	Count	Share
11	Agriculture, Forestry, Fishing and Hunting	1	1.4%	0	0.0%	6	0.6%
21	Mining, Quarrying, and Oil and Gas Extraction	1	1.4%	0	0.0%	2	0.2%
22	Utilities	0	0.0%	0	0.0%	2	0.2%
23	Construction	11	15.9%	1	2.6%	60	6.4%
31	Manufacturing (Food and Textiles)	1	1.4%	1	2.6%	6	0.6%
32	Manufacturing (Materials)	1	1.4%	0	0.0%	5	0.5%
33	Manufacturing (Finished Product)	4	5.8%	0	0.0%	5	0.5%
42	Wholesale Trade	5	7.2%	3	7.9%	15	1.6%
44	Retail Trade	5	7.2%	1	2.6%	27	2.9%
45	Retail Trade	1	1.4%	1	2.6%	25	2.6%
48	Transportation and Warehousing (Transportation)	1	1.4%	0	0.0%	5	0.5%
49	Transportation and Warehousing (Delivery, Storage, and Warehousing)	0	0.0%	0	0.0%	1	0.1%
51	Information	3	4.3%	2	5.3%	14	1.5%
52	Finance and Insurance	0	0.0%	2	5.3%	45	4.8%
53	Real Estate and Rental and Leasing	3	4.3%	1	2.6%	43	4.6%
54	Professional, Scientific, and Technical Services	5	7.2%	3	7.9%	119	12.6%
55	Management of Companies and Enterprises	0	0.0%	0	0.0%	3	0.3%
56	Administrative and Support and Waste Management and Remediation Services	4	5.8%	5	13.2%	45	4.8%
61	Educational Services	2	2.9%	3	7.9%	29	3.1%
62	Health Care and Social Assistance	4	5.8%	9	23.7%	120	12.7%



71	Arts, Entertainment, and Recreation	4	5.8%	0	0.0%	13	1.4%
72	Accommodation and Food Services	1	1.4%	0	0.0%	34	3.6%
81	Other Services (except Public Administration)	3	4.3%	2	5.3%	76	8.1%
92	Public Administration	0	0.0%	1	2.6%	21	2.2%
99	Miscellaneous	9	13.0%	3	7.9%	223	23.6%
	Total	69	100.0%	38	100.0%	944	100.0%

Source: Infogroup, *Employment and Business Data*, April 2023, <https://www.data-axle.com/>.

In terms of employment, according to 2023 estimates, the IE district contained 564 jobs across eighteen industries.<sup>130</sup> The largest industries, by employment, were Arts, Entertainment, and Recreation; Health Care and Social Assistance; Construction; Professional, Scientific, and Technical Services; and Administrative and Support and Waste Management and Remediation Services.

Compared to the Town of Medfield as a whole, the industries that were most prevalent in the IE district were Arts, Entertainment, and Recreation; Construction; and Manufacturing (33). The industries that were least represented were Educational Services, Accommodation and Food Services, and Other Services (except Public Administration).

Among abutting parcels, there were approximately 284 jobs, with the largest industries, by employment, including Professional, Scientific, and Technical Services; Administrative and Support and Waste Management and Remediation Services; and Health Care and Social Assistance.<sup>131</sup>

Table 19: *Employment by Sector in Industrial-Extensive (IE) District and among Abutting Parcels, 2022.*

NAICS Code	NAICS Description	Employment					
		Industrial-Extensive (IE) District		Abutting Parcels		Town of Medfield	
		Count	Share	Count	Share	Count	Share
11	Agriculture, Forestry, Fishing and Hunting	5	0.9%	0	0.0%	19	0.4%
21	Mining, Quarrying, and Oil and Gas Extraction	21	3.7%	0	0.0%	42	0.8%
22	Utilities	0	0.0%	0	0.0%	16	0.3%
23	Construction	72	12.7%	3	1.1%	313	6.3%
31	Manufacturing	4	0.7%	4	1.4%	19	0.4%
32	Manufacturing	3	0.5%	0	0.0%	16	0.3%
33	Manufacturing	39	6.9%	0	0.0%	40	0.8%
42	Wholesale Trade	15	2.7%	33	11.6%	183	3.7%
44	Retail Trade	25	4.4%	9	3.2%	430	8.7%
45	Retail Trade	0	0.0%	0	0.0%	112	2.3%
48	Transportation and Warehousing	10	1.8%	0	0.0%	22	0.4%
49	Transportation and Warehousing	0	0.0%	0	0.0%	25	0.5%
51	Information	20	3.5%	11	3.9%	93	1.9%

52	Finance and Insurance	0	0.0%	6	2.1%	140	2.8%
53	Real Estate and Rental and Leasing	17	3.0%	22	7.7%	195	3.9%
54	Professional, Scientific, and Technical Services	68	12.0%	85	29.9%	512	10.3%
55	Management of Companies and Enterprises	0	0.0%	0	0.0%	10	0.2%
56	Administrative and Support and Waste Management and Remediation Services	47	8.3%	42	14.8%	237	4.8%
61	Educational Services	4	0.7%	18	6.3%	605	12.2%
62	Health Care and Social Assistance	75	13.3%	36	12.7%	704	14.2%
71	Arts, Entertainment, and Recreation	118	20.8%	0	0.0%	144	2.9%
72	Accommodation and Food Services	0	0.0%	0	0.0%	336	6.8%
81	Other Services (except Public Administration)	14	2.5%	12	4.2%	405	8.2%
92	Public Administration	0	0.0%	3	1.1%	246	5.0%
99	Miscellaneous	9	1.6%	0	0.0%	101	2.0%
	Total	566	100.0 %	284	100.0 %	4,965	100.0 %

Source: Infogroup, Employment and Business Data, April 2023, <https://www.data-axle.com/>.

These indicators signal the significance of the IE district's contributions to Medfield's economy, including in the form of businesses and jobs. They also signal comparative concentrations within the district's economic activity: in Construction, Wholesale Trade, and Manufacturing for businesses, and in Arts, Entertainment, and Recreation; Construction; and Manufacturing for employment.

Notably, these two indicators of economic activity – number of businesses and number of jobs– reflect, in some cases, related trends and, in others, divergence. The sectors with the most establishments are not, in all cases, the ones with the most jobs; the Arts, Entertainment, and Recreation sector, for example, ranks among those with the greatest employment in the IE district, but not among those with the greatest number of establishments. This discrepancy may reflect a trend of comparatively larger establishment sizes (i.e., more employees per business) in this sector.

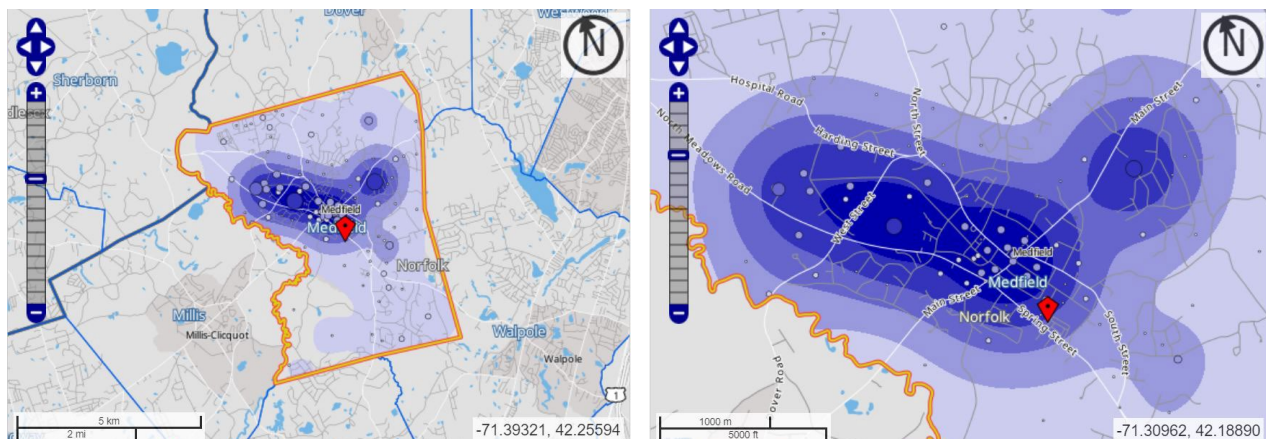


Figure 21: Employment Clusters in the Town of Medfield. Source: U.S. Census Bureau, On the Map, Counts and Density of All Jobs in Work Selection Area in 2020, accessed 2023. The darker shade indicates a greater concentration of jobs.

The IE district contributes to Medfield's greatest concentration of employment, which spans downtown Medfield and a stretch of Main Street to its east.<sup>132</sup> Within the IE district, employment clusters include multiple mid-sized clusters of employment, primarily centered on the intersection of Adams Street and West Mill Street.

These indicators likely signal concentrations of economic activity, including the flow of business customers or employees within the IE district, as well as potential opportunities for greater connectivity among key destinations.

Among the five largest industries by employment in the IE district, three had higher average weekly wages in Norfolk County than the combined average across all industries (\$1,335).<sup>133</sup> The industry with the highest average weekly wages was Professional and Technical Services, and the industry with the lowest average weekly wages was Health Care and Social Assistance.<sup>134</sup>

*Table 20: Wages for Largest Industries by Employment in the Industrial-Extensive (IE) District.*

NAICS Code	Industry	Average Weekly Wages
71	Arts, Entertainment, and Recreation	\$1,745
62	Health Care and Social Assistance	\$1,230
23	Construction	\$2,077
54	Professional and Technical Services	\$3,676
56	Administrative and Waste Services	\$1,362
-	Average	\$2,018

Source: MA Department of Economic Research, Executive Office of Labor and Workforce Development, Employment and Wages (ES-202) data for Norfolk County, fourth quarter, 2022, all ownership types, <https://lmi.dua.eol.mass.gov/lmi/employmentandwages#>.

Among the five largest industries by employment in the Town of Medfield as a whole, only one had higher average weekly wages in Norfolk County than the combined average across all industries.<sup>135</sup> The industry with the highest average weekly wages was Professional and Technical Services, and the industry with the lowest average weekly wages was Accommodation and Food Services.<sup>136</sup>

*Table 21: Wages for Largest Industries by Employment in the Town of Medfield.*

NAICS Code	Industry	Average Weekly Wages
61	Educational Services	\$1,159
62	Health Care and Social Assistance	\$907
72	Accommodation and Food Services	\$587
44	Retail Trade	\$726
54	Professional and Technical Services	\$3,017
-	Average	\$1,279

Source: MA Department of Economic Research, Executive Office of Labor and Workforce Development, Employment and Wages (ES-202) data for Norfolk County, fourth quarter, 2022, all ownership types, <https://lmi.dua.eol.mass.gov/lmi/employmentandwages#>.

These indicators signal that the IE district is a hub for high-paying jobs, in comparison to Medfield more broadly. The mean average weekly wages of the five largest industries by employment in the IE district is significantly higher than the same for the town as whole, with a mean of \$2,018 for the IE district, compared to a mean of \$1,279 for the town.<sup>137</sup>

## APPENDIX B: STAKEHOLDER INTERVIEWS

The project team conducted interviews with key stakeholders knowledgeable about IE district uses and conditions, such as business owners and/or property owners and real estate professionals. Interviews addressed themes including the advantages or disadvantages of conducting business in the IE district, potential physical or programmatic improvements, and broader commercial and/or industrial real estate trends in the Metro West region. Key takeaways from these interviews provide an initial indication of the area's potential strengths, challenges, and opportunities.

IE district advantages cited by interviewees include: 1) availability of large facilities attractive to expanding businesses or businesses whose operations require more square footage; 2) accessibility for customers traveling to IE district businesses, with less traffic than downtown Medfield, parking amenities, and positioning that opens businesses up to customers from other communities in the region; 3) accessibility to customers located throughout the region for IE district businesses, with businesses able to travel to multiple communities without going through downtown Medfield; 4) for select businesses, low density and low traffic conditions that allow for outdoor recreational activities; 5) lower rental rates than downtown Medfield; and 6) the IE district business community, with interviewees referencing IE businesses frequenting and supporting each other.

IE district disadvantages cited by interviewees include: 1) limited visibility for businesses, particularly in comparison to establishments located on a Main Street or in a downtown area in the region; 2) limited accessibility and/or appeal to cyclists and pedestrians, with a lack of infrastructure supporting these users; and 3) less competitive highway access, with businesses providing services throughout the region potentially preferring spaces with greater proximity to the highway.

Potential physical or programmatic improvements cited by interviewees include: 1) better connection to bike and pedestrian infrastructure, such as through the extension of existing sidewalk networks or paths; 2) signage to raise awareness of IE district businesses, such as a large-scale map of businesses visible to existing pedestrian traffic; 3) greater delineation between commercial truck traffic and residential uses; and 4) improved overall appearance of the district and its businesses.

Broader commercial and/or industrial trends in the MetroWest region signal an unmet demand for small-scale industrial spaces. Small businesses requiring space for storing vehicles and/or equipment, for example, or for conducting repairs or select office activities struggle to find right-sized facilities, with industrial zones often encouraging larger, more expensive facilities. These small-scale businesses may include those that had previously operated out of a business owner's home, with expanding operations or an uptick in vehicles, for example, no longer suited to a residential neighborhood.

## APPENDIX C: CURRENT ZONING

### Overview of Districts

The IE district is one of eight districts outlined in the Medfield zoning bylaw, with the seven others including: Agricultural (A), Residential Estate (RE), Residential Town (RT), Residential Suburban (RS), Residential Urban (RU), Business (B), and Business-Industrial (BI).<sup>138</sup> The Town also has three overlay districts: Watershed Protection (WP), Floodplain (FP), and Aquifer Protection (AQ).<sup>139</sup>

## Industrial-Extensive (IE) District Summary of Uses

The following uses are currently permitted by right in the IE district:<sup>140</sup>

### *Residential*

- Wall, fence, hedge or similar enclosure (six-foot maximum height)
- Storage only of a camper, trailer, house trailer or boat within the zoning district setbacks

### *Public, Semi-Public/Institutional*

- Library, museum, or nonprofit art gallery

### *Agricultural*

- Agriculture, horticulture and floriculture, not including a greenhouse or stand for retail sale
- Growing of crops and conservation of water plants and wildlife
- Noncommercial forestry and growing of all vegetation

### *Commercial Business*

- Sales by vending machines
- Parking of commercial vehicles of greater than GVW of 10,000 pounds

### *Wholesale and Manufacturing*

- Parking of commercial vehicles of greater than GVW of 10,000 pounds

The following uses may be permitted in the IE district by a special permit from the Board of Appeals:<sup>141</sup>

### *Residential*

- Trailers
- Travel trailers or mobile homes

### *Public, Semi-Public/Institutional*

- Camp
- Town cemetery, including any crematory
- Historical association or society
- Hospital, convalescent, nursing home, hospice, continuing care, or assisted living facility
- Veterinary hospital in which all animals are in completely enclosed structures at least 200 feet from any property line
- Licensed day-care facility for the daycare of six or fewer children

### *Agricultural*

- Commercial stables and/or boarding of animals

### *Commercial Business:*

- Establishments primarily selling food and drink for home preparation and consumption or for on-premises consumption (neither drive-throughs nor takeout windows are permitted in connection with this use)
- Establishments selling new automobiles or new and used automobiles and trucks, new automobile tires and other accessories, aircraft, boats, motorcycles and household trailers
- Hotels and motels
- Tattoo parlors/body piercing/fortune teller establishments

- Hospice or nursing homes, convalescent and assisted-living facilities and medical and dental offices
- Medical marijuana dispensary (as defined by MGL)
- Automotive repair, automobile services and garages (not including a junkyard or automotive graveyard)
- Indoor motion-picture establishment
- Amusement and recreation services
- Helicopter landing area
- Small engine repair (lawnmowers, etc.)
- Commercial or membership recreational (athletic, health, tennis, and/or swimming) facility

#### *Wholesale and Manufacturing*

- Storage of construction supplies and construction equipment
- Manufacturing/Fabrication
- Research and development
- Recycling facility

The following uses are permitted by right in the IE district but require site plan approval from the Planning Board:<sup>142</sup>

#### *Public, Semi-Public/Institutional*

- Church or other religious use
- Public or nonprofit educational uses
- Community facility for the distribution of food and necessities
- Nonprofit recreational facility, such as a YMCA, not including a membership club
- Municipal Use

#### *Agricultural*

- Greenhouse or farm stand for wholesale and retail sale of agricultural and farm products or products related to greenhouse business, such as peat or insecticides

#### *Commercial Business*

- Retail stores, including hardware, markets and similar stores, whose sale is not otherwise regulated in this use table
- Food trucks/mobile food vendors
- Personal service establishments such as salons, grooming, personal care, and similar services
- Funeral home or mortuary establishment
- Miscellaneous business offices and services (excluding pawn brokering)
- Miscellaneous repair service such as home electronics equipment, appliance and furniture repair

#### *Wholesale and Manufacturing*

- Trucking service and warehousing
- Printing and publishing
- Wholesale trade

The following uses are not permitted in the IE district:<sup>143</sup>

#### *Residential*

- One-family dwelling

- Accessory dwelling unit in single- family dwelling
- Two-family dwelling
- Family apartment
- Conversion of one-family dwelling to two-family dwelling or a new two- family dwelling (lot coverage is < 15%)
- Conversion of one-family dwelling to two-family dwelling or a new two- family dwelling (lot coverage is ≥ 15%)
- Alteration of two- or multi-family dwelling
- Multi-family dwelling, including public housing for the elderly
- Multi-family dwelling, including public housing for the elderly in the USSOD
- Open space residential development
- Accessory building or structure such as tool shed, boat house, shelter for domestic pets, private greenhouse, private swimming pool and private detached garage for up to three noncommercial vehicles

#### *Public, Semi-Public/Institutional*

- Recreational activities<sup>3</sup>

#### *Agricultural*

- Raising livestock, including horses, and the keeping of poultry, cattle or other domesticated animals used for food purposes, and bees

#### *Commercial/Business*

- Trailer camp
- Lodging house
- Non-medical marijuana establishments<sup>144</sup>
- Adult-only retail tobacco and/or vape store
- Membership club<sup>4</sup>
- Home occupation
- Motor vehicle filling station
- Automotive graveyard or other junkyard
- Outdoor motion-picture establishment
- Airfield or landing area for fixed- wing aircraft
- Commercial parking lot or structure
- Planned business development
- Community residences for rehabilitation of mentally and physically handicapped
- Bed-and-breakfast

#### *Wholesale and Manufacturing*

- Mining and quarrying

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<sup>3</sup> The term, "Recreational Activities," is not included in the zoning bylaw's list of definitions. The term "Recreational Structures," however, is defined as, "Swimming pools, tennis courts, basketball courts, or similar type residential accessory structures together with any fencing." Source: Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 2: Definitions, <https://ecode360.com/27374017#27374017>.

<sup>4</sup> "Membership Club" is defined as, "A nonprofit social, sports or fraternal association or organization maintaining a building or facilities which are used exclusively by members and their guests and which may or may not contain bar facilities." Source: Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 2: Definitions, <https://ecode360.com/27374017#27374017>.



- Low-level radioactive waste disposal facility

The following uses are regulated under another bylaw section:<sup>145</sup>

#### *Residential*

- Temporary storage containers (§ 300-5.3K)

#### *Public, Semi-Public/Institutional*

- Licensed day-care facility for the day care of more than six children (§ 300- 5.3I)

#### *Commercial/Business*

- Commercial communications and television towers (§ 300-17)
- Personal wireless communications facilities (§ 300-17)
- Adult uses (§ 300-18)
- Solar energy systems (§ 300-19, PVOD)

#### *Wholesale and Manufacturing*

- Earth removal, transfer or storage (§ 300-12)

### **Industrial-Extensive (IE) District Dimensional Requirements**

The current zoning bylaw's Table of Area Regulations provides the following minimum requirements for the IE district.<sup>146</sup> For lots, a minimum area of 40,000 square feet, frontage of 200 feet, width of 200 feet, and depth of 200 feet is required. For yards, a minimum front setback of 25 feet, side setback of 25 feet, and rear setback of 25 feet is required. The bylaw's Table of Height and Bulk Regulations include the following requirements for the IE district.<sup>147</sup> The maximum building height is 35 feet. The permitted building height is 2 stories. The maximum FAR, including accessory buildings, is 0.50. The maximum lot coverage is 90%.

#### **Parking Requirements<sup>5</sup>**

The current zoning bylaw provides off-street parking requirements by use.<sup>148</sup> Select examples of off-street parking requirements include: 1 per each 120 square feet of floor space open to the public, plus 1 for each 2 employees, for retail, service, finance, insurance, or real estate establishments; 1 per each 500 square feet of floor space for wholesale establishments; 1 per each 1,000 square feet of floor space for manufacturing or industrial establishments; 1 for each 4 seats or each 8 feet of bench therein, to be based on the maximum seating capacity, for auditoriums, gymnasiums, stadiums, theaters, churches or other places of assemblage; 1 per 300 square feet or fraction thereof of space, plus space for spectators as required in auditorium, gymnasium, etc., above for community facilities (Town building, recreation, etc.) or public utility establishments; 1 for each 3 seats or stools, plus 1 for each 2 employees, plus 4 for each two linear feet of "takeout service" counter for restaurants, night clubs or eating places; 1 for each full-time employee and each full-time position shared by part-time employees, plus 1 for each 300 square feet of classroom space, for day-care facilities for children.

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<sup>5</sup> The following is a summary of key elements; more information can be accessed via Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 8: Off-Street Parking and Loading Regulations, <https://ecode360.com/27374248#27374248>.

## Sign Requirements<sup>6</sup>

Medfield's zoning bylaw divides the town into three sign districts, in alignment with zoning classifications: business districts, the IE district, and residential (all other areas of town).<sup>149</sup> The Zoning Enforcement Officer and/or Building Inspector administers the sign requirements; permit applications must be submitted for all signs, excluding noncommercial signs under a certain size, required signs, and temporary signs identified in the bylaw.<sup>150</sup> A sign advisory board reviews and recommends action on sign permit applications, periodically reviews the sign bylaw, provides assistance and advice to sign permit applicants, and notifies the Zoning Enforcement Officer of sign bylaw violations.<sup>151</sup> Owners of signs violating the bylaw are subject to a fine of \$25 per day.<sup>152</sup>

Prohibited signs and signing limitations include: prohibition of off-premises signs;<sup>7</sup> stipulation that "no sign or light shall move, flash, or make noise;" prohibition of "any imitation of official traffic signs or signals;" in residential areas, prohibition of "colored lights for sign or building illumination;" stipulation that "a permanent window sign may not exceed one-third of the total glass area of the window in which it is mounted;" stipulation that a "freestanding or projecting sign may only include lettering and symbols to indicate the name of the business, trademark or logo, telephone number, and hours of operation;" stipulation that "there shall be no more than two different types of permanent signs employed per building;" stipulation that the "registered trademark of a specific product may occupy no more than one-quarter of the area of the sign face upon which it appears unless the specific product is at least 50% of the business by dollar volume;" stipulation that "off-street parking facilities for 10 or more cars may be identified by a sign displaying the letter 'P' and a directional arrow indicating an entrance or exit;" stipulation that "one entrance or exit sign of no more than three square feet per side shall be allowed for each entrance or exit from a parking area;" prohibition of backlit "informational signs or structures with translucent faces;" and stipulation that "one 'OPEN' flag shall be permitted per retail business."<sup>153</sup>

There are two categories of required signs, for which a sign permit is not required.<sup>154</sup> These are: building identification numbers and, in a non-residential zone, a construction sign "identifying the parties involved and the nature of the construction project."<sup>155</sup>

The sign bylaw also includes provisions related to temporary signs, nonconforming signs, location of signs, sign surface area, obsolete signs, and alteration, repair, and replacement of signs.

## Other Regulations

Other use regulations include, "There shall be no use of a building, structure, or land in any district for a purpose that is injurious, dangerous, noxious, or offensive to the community by reason of the emission of odor, fumes, dust, smoke, vibration, noise or other cause."<sup>156</sup> Other use regulations related to the IE district, in particular, include, "No parking for an Industrial-Extensive (IE), Business-Industrial (BI), or Business (B) District and no vehicular access to an Industrial-Extensive, Business-Industrial or Business District shall be on land that is zoned Residential. Vehicular access to an Industrial-Extensive, Business-Industrial or Business District shall be over a public way."<sup>157</sup> Additionally, the bylaw stipulates, "New public ways and ways into Industrial Districts shall be constructed in accordance with the latest Land Subdivision Rules and Regulations of the Town of Medfield, Massachusetts."<sup>158</sup>

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<sup>6</sup> The following is a summary of key elements; a complete description of sign requirements can be accessed via Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 13: Sign Bylaw, <https://ecode360.com/27374439#27374439>.

<sup>7</sup> Except "temporary signs used to advertise special events whose proceeds are used for charity, schools or nonprofit organizations, provided an approved sign permit is obtained at least three days before the posting of the sign." Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 13: Sign Bylaw, <https://ecode360.com/27374439#27374439>.

Other area regulations include only one principal structure shall be permitted per lot, except for “multifamily residential developments, planned business and industrial developments, public housing for the elderly, agricultural use, community facilities and public utilities.”<sup>159</sup> Other regulations related to the IE district, in particular, include the requirement of screening and buffers. A 150-foot-wide landscaped buffer strip is required for each boundary between the IE district and a residential use or district, with the section of the buffer strip within 100 feet of the district boundary to be used only for “lawns, trees, shrubs, or other landscape materials to provide a visual barrier between districts,” and the remaining 50 feet available for use for off-street parking or other permitted uses (no permanent structures).<sup>160</sup>

Other height and bulk regulations include the provision that any maximum height permitted in the zoning bylaw is subject to the state building code and does not apply to structures including, “special industrial structures such as a cooling tower, grain elevator, sugar refinery, gas holder or other similar structure where the industrial process requires a greater height, provided that any such structure shall not occupy more than 15% of the lot area and shall be not less than 50 feet from any lot line.”<sup>161</sup>

## END NOTES

- <sup>1</sup> Metropolitan Area Planning Council (MAPC), DataCommon, Community Profiles, n.d., <https://datacommon.mapc.org/profile/medfield/demographics>.
- <sup>2</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume II: Inventory and Assessment of Existing Conditions," 2020, 2-10, <https://www.town.medfield.net/DocumentCenter/View/4730/2-MEDFIELD-TWMP-VOLUME-II-PDF>.
- <sup>3</sup> A recording of the Select Board meeting can be found on Medfield TV: <https://www.youtube.com/watch?v=6adRhRLXqRY&list=PLypOIJHc4M0LFfeJXD74t0KCTYwtckl3&index=3>
- <sup>4</sup> See End Note 3
- <sup>5</sup> Barrett Planning Group LLC, "Medfield Zoning Diagnostic Report," 2022, p. 8, <http://ma-medfield.civicplus.com/DocumentCenter/View/6321/Medfield-Zoning-Review---Barrett-Planning-Group--07-14-22-pdf>.
- <sup>6</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume I," E-6, E-7.
- <sup>7</sup> See steps 4 and 10 in the "Town of Medfield Building Permit Process," Town of Medfield, "Land Use Permitting Guidebook," 2022, p. 12, <https://www.town.medfield.net/DocumentCenter/View/2896/Land-Use-Permitting-Guidebook-updated-08-09-22?bidId=>.
- <sup>8</sup> Town of Medfield, "Land Use Permitting Guidebook."
- <sup>9</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume I: Presenting the Plan," E-6, E-7.
- <sup>10</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume I: Presenting the Plan," 3-68.
- <sup>11</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume II: Inventory and Assessment of Existing Conditions," 2020, 2-14, <https://www.town.medfield.net/DocumentCenter/View/4730/2-MEDFIELD-TWMP-VOLUME-II-PDF>.
- <sup>12</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume I," 3-65, 3-68.
- <sup>13</sup> Medfield State Hospital Master Plan Committee, "Medfield State Hospital Strategic Reuse Master Plan: Town of Medfield, MA," 2018, p. 7, <https://www.town.medfield.net/DocumentCenter/View/1879/MSH-Strategic-Reuse-Master-Plan-08-18-18-PDF>.
- <sup>14</sup> Ibid, p. 7-8.
- <sup>15</sup> Ibid p. 1. The proposed development scenario calls for 294 to 334 housing units, including 25 percent affordable units. Medfield State Hospital Master Plan Committee, p. 3.
- <sup>16</sup> Ibid, p. 7.
- <sup>17</sup> Ibid, p. 54.
- <sup>18</sup> Ibid, p. 53.
- <sup>19</sup> Ibid, p. 65.
- <sup>20</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume I: Presenting the Plan," 2020, E-1, E-3, <http://town.medfield.net/DocumentCenter/View/4966/1-MEDFIELD-TWMP-VOLUME-I-V4-PDF>.
- <sup>21</sup> Ibid, E-2.
- <sup>22</sup> Ibid, E-6-E-7.
- <sup>23</sup> Ibid, E-8.
- <sup>24</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume II," 2-12.
- <sup>25</sup> Ibid, 2-13.
- <sup>26</sup> Ibid, 2-14.
- <sup>27</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume I," 3-64.
- <sup>28</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume I," 3-65-3-70.
- <sup>29</sup> Ibid, 3-65-3-67.
- <sup>30</sup> MA Executive Office of Housing and Livable Communities (EOHLC), "Rapid Recovery Plan (RRP) Program," n.d., [https://www.mass.gov/info-details/rapid-recovery-plan-rrp-program#:~:text=The%20Rapid%20Recovery%20Plan%20\(RRP,commercial%20areas%20across%20the%20commonwealth](https://www.mass.gov/info-details/rapid-recovery-plan-rrp-program#:~:text=The%20Rapid%20Recovery%20Plan%20(RRP,commercial%20areas%20across%20the%20commonwealth).
- <sup>31</sup> MA Executive Office of Housing and Livable Communities (EOHLC), "Rapid Recovery Plan," 2023, p. 13, [https://www.town.medfield.net/DocumentCenter/View/5453/RRP\\_Town-of-Medfield\\_092421\\_DRAFT\\_sr](https://www.town.medfield.net/DocumentCenter/View/5453/RRP_Town-of-Medfield_092421_DRAFT_sr).
- <sup>32</sup> Ibid, p. 14.
- <sup>33</sup> Ibid, p. 15.
- <sup>34</sup> Ibid, p. 11.
- <sup>35</sup> Ibid, p. 21-22.
- <sup>36</sup> Ibid, p. 26-27.
- <sup>37</sup> Ibid, p. 31-34.
- <sup>38</sup> Ibid, p. 37-41.
- <sup>39</sup> Ibid, p. 44-47.
- <sup>40</sup> Barrett Planning Group LLC, "Medfield Zoning Diagnostic Report," 2022, <http://ma-medfield.civicplus.com/DocumentCenter/View/6321/Medfield-Zoning-Review---Barrett-Planning-Group--07-14-22-pdf>.
- <sup>41</sup> Ibid, p. 8.
- <sup>42</sup> Ibid, p. 9.
- <sup>43</sup> Ibid p. 9, 10.
- <sup>44</sup> Metropolitan Area Planning Council (MAPC), "Land, Economy, Opportunity: Industrial Land Supply and Demand in Greater Boston," 2023, <https://www.mapc.org/news/greater-boston-experienced-measurable-loss-industrial-space/>.
- <sup>45</sup> Ibid, p. 40-41.

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- <sup>46</sup> Ibid, p. 6.
- <sup>47</sup> Ibid, p. 5.
- <sup>48</sup> Ibid, p. 6.
- <sup>49</sup> Urban Manufacturing Alliance, “An Urban Revival: How Land Use Tools and Real Estate Strategies are Fueling the Resurgence of Light Manufacturing in Greater Boston,” 2018, p. 7, [https://www.urbanmfg.org/wp-content/uploads/2018/01/UrbanManufacturingAlliance\\_MassDevelopmentReport.pdf](https://www.urbanmfg.org/wp-content/uploads/2018/01/UrbanManufacturingAlliance_MassDevelopmentReport.pdf)
- <sup>50</sup> Ibid, p. 5.
- <sup>51</sup> Ibid, p. 4.
- <sup>52</sup> Ibid, p. 4-5.
- <sup>53</sup> Metropolitan Area Planning Council (MAPC), “Land, Economy, Opportunity,” p. 41-42.
- <sup>54</sup> Urban Manufacturing Alliance, “An Urban Revival,” p. 6-7.
- <sup>55</sup> Ibid, p. 11.
- <sup>56</sup> Town of Medfield, “Townwide Master Plan: Building Our Future, Volume II,” p. 13.
- <sup>57</sup> Town of Medfield, “Historic Preservation Plan,” September 1, 1999, p. 7-8, <https://www.town.medfield.net/DocumentCenter/View/2607/Historic-Preservation-Plan-1999-PDF?bidId=>.
- <sup>58</sup> Town of Medfield, “Townwide Master Plan: Building Our Future, Volume II,” p. 13.
- <sup>59</sup> Town of Medfield, “Historic Preservation Plan,” p. 8.
- <sup>60</sup> Ibid, p. 8.
- <sup>61</sup> Ibid, p. 9. Town of Medfield, “Townwide Master Plan: Building Our Future, Volume II,” 3-6.
- <sup>62</sup> Town of Medfield, “Historic Preservation Plan,” p. 8.
- <sup>63</sup> Ibid, p. 8.
- <sup>64</sup> Ibid, p. 8.
- <sup>65</sup> Town of Medfield, “Townwide Master Plan: Building Our Future,” Volume II,” 3-6.
- <sup>66</sup> Ibid, 3-6.
- <sup>67</sup> Ibid, 3-6-3-7.
- <sup>68</sup> Ibid, 3-7.
- <sup>69</sup> Town of Medfield, “Historic Preservation Plan,” p. 10.
- <sup>70</sup> Ibid, p. 10.
- <sup>71</sup> Town of Medfield, “Townwide Master Plan: Building Our Future, Volume II,” 3-7 – 3-8.
- <sup>72</sup> Ibid, 3-8.
- <sup>73</sup> Medfield Planning Board, “Master Plan Study Report No. 8: Medfield Massachusetts: Summary,” September 1964, p. 11, <https://www.town.medfield.net/DocumentCenter/View/2606/Master-Plan-Study-Report-No-8---1964-PDF>.
- <sup>74</sup> Town of Medfield, “Townwide Master Plan: Building Our Future, Volume II,” 3-8.
- <sup>75</sup> Medfield Historical Society, “Medfield’s Town History,” n.d., <https://medfieldhistoricalsociety.org/historic-medfield/medfields-town-history/>.
- <sup>76</sup> Medfield Planning Board, “Master Plan Study Report No. 8: Medfield Massachusetts: Summary,” p. 6.
- <sup>77</sup> Ibid, p. 6.
- <sup>78</sup> Ibid, p. 6.
- <sup>79</sup> Town of Medfield, “Historic Preservation Plan,” p. 13.
- <sup>80</sup> Medfield Planning Board, “Master Plan Study Report No. 8: Medfield Massachusetts: Summary,” p. 17.
- <sup>81</sup> Ibid, p. 17.
- <sup>82</sup> Ibid, p. 17.
- <sup>83</sup> Town of Medfield, “317th Anniversary Annual Report Of The Town Officers For The Year Ending December 31, 1967,” 1968, p. 89, <https://archives.lib.state.ma.us/handle/2452/432812>.
- <sup>84</sup> Ibid, p. 89.
- <sup>85</sup> Ibid, p. 22.
- <sup>86</sup> Town of Medfield, “Historic Preservation Plan,” p. 14.
- <sup>87</sup> Ibid, p. 14.
- <sup>88</sup> Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022, <https://www.mass.gov/info-details/massgis-data-property-tax-parcels>.
- <sup>89</sup> Town of Medfield, “Historic Preservation Plan,” p. 14.
- <sup>90</sup> Ibid, p. 14.
- <sup>91</sup> Town of Medfield, “Townwide Master Plan: Building Our Future, Volume II,” 3-8.
- <sup>92</sup> Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022. MA Department of Environmental Protection (DEP), Wetlands Areas, 2022, [https://arcgisserver.digital.mass.gov/arcgisserver/rest/services/AGOL/DEP\\_Wetlands/MapServer](https://arcgisserver.digital.mass.gov/arcgisserver/rest/services/AGOL/DEP_Wetlands/MapServer).
- <sup>93</sup> MassGIS (Bureau of Geographic Information), MassGIS Data: Building Structures (2-D), September 2022, <https://www.mass.gov/info-details/massgis-data-building-structures-2-d>.
- <sup>94</sup> Town of Medfield, “Townwide Master Plan: Building Our Future, Volume II,” 1-16, 2-10.
- <sup>95</sup> Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022. MA Department of Environmental Protection (DEP), 2022.
- <sup>96</sup> MassGIS (Bureau of Geographic Information), MassGIS Data: Building Structures (2-D), September 2022.
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- <sup>97</sup> Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022.
- <sup>98</sup> Ibid.
- <sup>99</sup> Town of Medfield, "Townwide Master Plan: Building Our Future, Volume II," 1-16, 2-10.
- <sup>100</sup> Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022.
- <sup>101</sup> Ibid.
- <sup>102</sup> Ibid.
- <sup>103</sup> Ibid.
- <sup>104</sup> Ibid.
- <sup>105</sup> Ibid.
- <sup>106</sup> Ibid.
- <sup>107</sup> Costar, 2023, <https://www.costar.com/products/analytics>.
- <sup>108</sup> Ibid.
- <sup>109</sup> Ibid.
- <sup>110</sup> Metropolitan Area Planning Council (MAPC), "Land, Economy, Opportunity," p. 6.
- <sup>111</sup> Costar, 2023. Given the small sample size of properties within the IE district, town-wide estimates were leveraged here to illustrate local vacancy rates by property type; IE district-specific vacancy rates could be estimated in future efforts via on-the-ground data collection.
- <sup>112</sup> Ibid.
- <sup>113</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Attachment 1: Table of Use Regulations, <https://ecode360.com/attachment/ME3164/ME3164-300a%20Table%20of%20Use%20Regs.pdf>.
- <sup>114</sup> Massachusetts Tier 3 Assessors/Metropolitan Area Planning Council (MAPC) Land Parcel Database, FY2022.
- <sup>115</sup> Ibid.
- <sup>116</sup> Ibid.
- <sup>117</sup> Ibid.
- <sup>118</sup> Town of Medfield, "Historic Preservation Plan," p. 14.
- <sup>119</sup> Ibid.
- <sup>120</sup> Ibid.
- <sup>121</sup> Ibid.
- <sup>122</sup> Ibid.
- <sup>123</sup> Ibid.
- <sup>124</sup> Ibid.
- <sup>125</sup> Ibid.
- <sup>126</sup> Infogroup, Employment and Business Data, April 2023, <https://www.data-axle.com/>.
- <sup>127</sup> Ibid.
- <sup>128</sup> Ibid.
- <sup>129</sup> Ibid. Library of Congress, "North American Industrial Classification System (NAICS)," 2022, <https://guides.loc.gov/industry-research/classification-naics>.
- <sup>130</sup> Infogroup, Employment and Business Data, April 2023. The different between the number of industries represented in the IE zone's establishment and employment counts may stem from classification differences.
- <sup>131</sup> Ibid.
- <sup>132</sup> MA Department of Economic Research, Executive Office of Labor and Workforce Development, Employment and Wages (ES-202) data for Norfolk County, fourth quarter, 2022, all ownership types, <https://lmi.dwa.eol.mass.gov/lmi/employmentandwages#>.
- <sup>133</sup> Ibid.
- <sup>134</sup> Ibid.
- <sup>135</sup> Ibid.
- <sup>136</sup> Ibid.
- <sup>137</sup> Ibid.
- <sup>138</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 3: Establishment of Zoning Districts, <https://ecode360.com/27374120#27374120>.
- <sup>139</sup> Ibid.
- <sup>140</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Attachment 1: Table of Use Regulations.
- <sup>141</sup> Ibid.
- <sup>142</sup> Ibid.
- <sup>143</sup> Ibid.
- <sup>144</sup> The Table of Use Regulations includes the following note: "All types of marijuana establishments as defined in MGL c. 94G, § 1(j), to include all marijuana cultivators, marijuana testing facilities, marijuana product manufacturers, marijuana retailers or any other types of licensed marijuana-related business, shall be prohibited within the Town of Medfield." Ibid.
- <sup>145</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Attachment 1: Table of Use Regulations.

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<sup>146</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Attachment 2: Table of Area Regulations, <https://ecode360.com/attachment/ME3164/ME3164-300b%20Table%20of%20Area%20Regs.pdf>. The Table of Area regulations includes the following notes: (1) "Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see definition of 'wetlands' in § 300-2.1); which is not in the Watershed and/or Floodplain District; nor in a detention pond, retention pond, or open drainage structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a special permit from the Board of Appeals as set forth in § 300-14.10." (2) "No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this Bylaw, in accordance with the dimensions set out in the Table of Use Regulations." Ibid.

<sup>147</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Attachment 3: Table of Height and Bulk Regulations, <https://ecode360.com/attachment/ME3164/ME3164-300c%20Table%20of%20Height%20and%20Bulk%20Regs.pdf/>.

<sup>148</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 8: Off-Street Parking and Loading Regulations, <https://ecode360.com/27374248#27374248>.

<sup>149</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 13: Sign Bylaw, <https://ecode360.com/27374439#27374439>.

<sup>150</sup> Ibid.

<sup>151</sup> Ibid.

<sup>152</sup> Ibid.

<sup>153</sup> Ibid.

<sup>154</sup> Ibid.

<sup>155</sup> Ibid.

<sup>156</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 5: Use Regulations, <https://ecode360.com/27374136#27374136>.

<sup>157</sup> Ibid.

<sup>158</sup> Ibid.

<sup>159</sup> Town of Medfield, Code, Division 1: Bylaws, Part II. General Legislation, Chapter 300: Zoning, Article 6: Area, Height, and Bulk Regulations, <https://ecode360.com/27374186#27374186>.

<sup>160</sup> Ibid.

<sup>161</sup> Ibid.